

140 West Street  
6<sup>th</sup> Floor  
New York, NY 10007  
(212) 519-4717



**Joseph A. Post**  
Deputy General Counsel – NY

May 4, 2016

Honorable Kathleen H. Burgess  
Secretary  
New York State Public Service Commission  
Three Empire State Plaza  
Albany, New York 12223

***Re: Matter 16-\_\_\_\_ – Petition of Verizon New York Inc. for Orders of Entry  
for 39 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 39 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 39 properties. Verizon requests that orders of entry be issued by the Commission directing the owner of each building to permit Verizon to install cable television facilities, as provided in Section 898.4(b)(9) of the Commission's Rules.

Each respondent named in the Petition has been served with a paper copy of the Petition and accompanying Exhibit 1. Due to its size, a paper copy of Exhibit 2 has not been provided to each respondent. Instead, Exhibit 2 has been posted on a public webpage and can be found at [http://www22.verizon.com/about/community/nypsc\\_petitions.htm](http://www22.verizon.com/about/community/nypsc_petitions.htm).

**Respondents: If you believe that your building was included in this Petition in error or you are now willing to allow installation of Verizon's cable television facilities, the quickest and most efficient way of letting us know is to send an email to [228correspondence@verizon.com](mailto:228correspondence@verizon.com). We will review and follow up on your email promptly. Please include in the email message your name, company, telephone number, email address and the address of the building (as it appears on Exhibit 1 of the Petition).**

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph A. Post".

Joseph A. Post

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
Entry for 39 Multiple-Dwelling Unit Buildings in  
the City of New York**

**Matter 16-\_\_\_\_\_**

**PETITION FOR ORDERS OF ENTRY**

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to install fiber-optic facilities to provide cable television service at 39 multiple-dwelling unit (“MDU”) buildings in the City of New York. In support of this Petition, Verizon states as follows:

**Specific Location of the Properties**

1. Verizon seeks to install fiber-optic facilities to provide cable television service at the 39 MDUs listed in Exhibit 1. Each MDU is a residential building; the address of each MDU is set forth in Columns B and C of Exhibit 1.

**Owners and Agents**

2. The names of the current owners and managing agents of each MDU are listed in Columns D, E, and F of Exhibit 1.

**Description of the Work to be Performed**

3. By this Petition, Verizon seeks permission to install fiber-optic facilities to provide cable television services to residents and businesses in each building. These fiber-optic facilities will also allow Verizon to provide voice telephony and broadband services in the building. Pre-installation surveys of each property have been completed. Column H of Exhibit 1 sets forth the type of installation that Verizon intends to use for each building.

### **Proof of Service of Notice of Intention to Install Cable Television Facilities and Service**

4. After several unsuccessful attempts by Verizon to secure permission to start the proposed fiber-optic installation, each owner and/or managing agent received a letter from Verizon along with a Notice of Intent to Install Cable Television Facilities. Mailing dates of the notices for each building are set forth in Column G of Exhibit 1. Supporting documentation is provided in Exhibit 2.

### **Name of the Individual Responsible for Installation**

5. Alyson Seigal, Verizon, 140 West Street, New York, NY, is the person primarily responsible for the proposed installations.

### **Indemnification**

6. Verizon warrants that it will bear the entire cost of each installation. Verizon further warrants that it will indemnify the owner of each building for any damage that may be caused by Verizon in connection with the installation, and that it has insurance covering such installation, proof of which can be produced upon request.

### **Installation Work Will Be Conducted without Prejudice to the Owner's Right to Receive Just Compensation**

7. The proposed installation work will be conducted without prejudice to any rights the owner of each MDU may have to receive just compensation in accordance with 16 NYCRR § 898.2.

### **Summary of Verizon's Efforts to Gain Entry to the Buildings**

8. Verizon's formal efforts to gain entry to the identified properties are set forth in Column G of Exhibit 1. In addition to those efforts, Verizon has attempted to contact the owners and managing agents by telephone and/or e-mail to secure access to the properties, without success. Verizon has been unable to obtain access to install its facilities for reasons that may

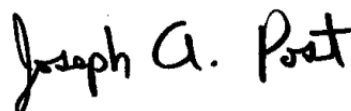
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

**Opportunity for the Owner to Answer the Petition**

9. The owner of each building listed on Exhibit 1 has twenty (20) days from receipt of this Petition to file an answer. The answer must be responsive to this Petition and may set forth any additional matters not contained herein.

**WHEREFORE**, Verizon respectfully requests that the Commission grant Verizon the relief requested herein and issue an Order pursuant to 16 NYCRR § 898.4 permitting Verizon to install cable television facilities at each building, together with such other relief as the Commission may deem just and proper.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph A. Post". The signature is written in a cursive, slightly slanted style.

JOSEPH A. POST  
140 West Street, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: May 4, 2016

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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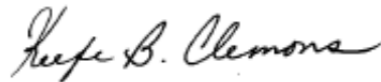
**Matter 16-\_\_\_\_\_**

**AFFIRMATION OF KEEFE B. CLEMONS**

Keefe B. Clemons, an attorney admitted to practice in the courts of the State of New York, affirms under penalty of perjury, pursuant to CPLR 2106, as follows:

1. I am an officer of the petitioner Verizon New York Inc.
2. I am not a party to this action.
3. To the best of my knowledge, based on information provided by employees of the

Petitioner and its affiliates, the foregoing Petition is true.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
May 4, 2016

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

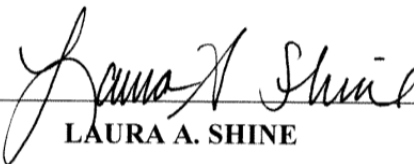
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 39 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 4, 2016 by First-Class U.S. Mail to the persons on the attached Service List.

I declare under penalty of perjury that, to the best of my knowledge, the foregoing is true and correct.

  
LAURA A. SHINE

Dated: New York, New York  
May 4, 2016

## SERVICE LIST

Finite Homes HDFC, Inc.  
c/o N.Y. Residential Works Inc.  
Attn: Francis Synmoie  
347 Malcolm X Boulevard  
New York, NY 10027

309 East 49 Street Condominium  
c/o Halstead Management  
Attn: Brian Maccoll  
770 Lexington Avenue, 7th Floor  
New York, NY 10065

MB Tower Holdings LLC  
Attn: Mayer Bash  
199 Lee Avenue, #677  
Brooklyn NY 11211

15th Associates LLC  
c/o Viking Management Ltd.  
Attn: Thomas Mastrangelo  
253-11 80th Avenue  
Glen Oaks, NY 11004

DDEH 124 E117 LLC  
c/o E & M Associates LLC  
Attn: Yehuda Ruzorsky  
102 East 116th Street  
New York, NY 10029

909 Ave. T Associates, Inc.  
c/o Metro Rental Management Inc.  
Attn: Jovany Liriano  
2530 Ocean Avenue, #11A  
Brooklyn, NY 11229

BRE FSC Multifamily Borrower LLC  
c/o GFB Management LLC  
Attn: Scott Katz  
344 East 63rd Street, #1B  
New York, NY 10065

Capitol Hall Preservation HDFC  
c/o Grenadier Realty Corp.  
Attn: Paulette Holiday  
1230 Pennsylvania Avenue  
Brooklyn, NY 11239

S&E Associates  
c/o Cinshar Management Associates  
Attn: Tania Cavallaro  
41 West 83rd Street, #1C  
New York, NY 10024

Boulevard Gardens Owners Corp.  
c/o Douglas Elliman Property Management  
Attn: Bonnie Mutignani  
54-17 31st Avenue  
Woodside, NY 11377

Corona Plaza Condominium  
Attn: Stelios Stylianou  
23-53 31st Street  
Astoria, NY 11105

Bellerose Senior HDFC, Inc.  
c/o Progress of Peoples Management Corp.  
Attn: John Solarte  
191 Joralemon Street  
Brooklyn, NY 11201

33-08 Realty LLC  
Attn: Gaddam Reddy  
141-05 Cherry Avenue, #1A  
Flushing, NY 11355

May Bo Realty Inc.  
Attn: Adam Hui  
88-21A 53rd Avenue  
Elmhurst, NY 11373

Hye Realty Co. #2, LLC  
Attn: Stephen Wolinetz  
900 Willis Avenue  
Albertson, NY 11507

Hyatt Avenue Associates LLC  
Attn: William Haugh  
164-18 43rd Avenue, #A6  
Flushing, NY 11358

42-26 81st Street Owners Corp.  
c/o First Management Corp.  
Attn: James Demetriou  
34-03 Broadway  
Astoria, NY 11106

Dimarco Management Co., LP  
Attn: Dominick Dimaro  
75-05 35th Avenue, #A4  
Jackson Heights, NY 11372

103-55 LLC  
Attn: Jimmy Santis  
73-14 21st Avenue  
Jackson Heights, NY 11370

High View Owners, Inc.  
c/o Veritas Property Management LLC  
Attn: Noel Dent  
1995 Broadway, #1201  
New York, NY 10023



Briggs Ave LLC  
Attn: Shaban Mehaj  
2675 Morris Avenue  
Bronx, NY 10468

Beulah HDFC, Inc.  
c/o Prestige Management Inc.  
Attn: Jodyann Webb  
729 East 168th Street, Basement  
Bronx, NY 10456

203 42nd Owners Corp.  
c/o Harlington Realty Co. LLC  
Attn: Jeff Stern  
156A East 83rd Street  
New York, NY 10028

Rama Astoria Park LLC  
Attn: Rama Mukhopadhyay  
210 Kingsland Avenue  
Brooklyn, NY 11222

2644 Marion Ave Realty LLC  
Attn: Shimon Sabah  
145-04 Jamaica Avenue  
Jamaica, NY 11435

Dade Heritage Trust Corp.  
c/o 79th Street Associates  
Attn: Ruben Ramos  
74 East 79th Street, #2B  
New York, NY 10075

The Danielle Court Condominium  
c/o Alexander Wolf & Company, Inc.  
Attn: Eric Lash  
1 Dupont Street, #200  
Plainview, NY 11803

Briar Manor Condominium  
c/o First Management Corp.  
Attn: James Demetrion  
34-03 Broadway  
Astoria, NY 11106

Gilhomes LLC  
Attn: Howard Hernandez  
18-08 25th Road  
Astoria, NY 11102

111-50 75th Road Owners Corp.  
c/o Residential Management (NY), Inc.  
Attn: Sam Becker  
1651 Coney Island Avenue, 4th Floor  
Brooklyn, NY 11230

College Tower Condominium  
c/o CLS Professional Inc.  
Attn: Lenny Liu  
41-40 Union Street, #2Y  
Flushing, NY 11355

William Hiris  
c/o The Haven House Enterprises, Inc.  
Attn: William Hiris  
58-20 69th Avenue  
Ridgewood, NY 11385

A. Wong Realty Corp.  
Attn: Estevao Wong  
172 Cook Street  
Brooklyn, NY 11206

Kalams Realty, Inc.  
Attn: George Kalamotousakis  
246 East 44th Street, Office  
New York, NY 10017

1588-1600 Amsterdam Holding LLC  
c/o Barberry Rose Management Company, Inc.  
Attn: Jose Diaz  
1024 Broadway  
Woodmere, NY 11598

Shanti Towers LLC  
Attn: Ranjana Agrawal  
37-34 29th Street  
Long Island City, NY 11101

Highland Hills Realty Ltd.  
Attn: Luis Guevara  
35-35 166th Street  
Flushing, NY 11358

MSMC Residential Realty LLC  
c/o Rose Associates, Inc.  
Attn: David Spectre  
200 Madison Avenue, 5th Floor  
New York, NY 10016

Goodwin Himrod Senior HDFC, Inc.  
c/o Community Property Management Inc.  
Attn: Ana Lugo  
55 Goodwin Place  
Brooklyn, NY 11221