

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



Joseph A. Post
Deputy General Counsel – NY

May 10, 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 20 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 20 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 20 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.

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. 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 20 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 20 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 20 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

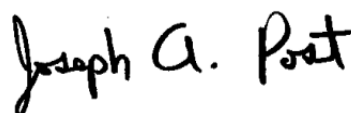
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 6th Floor
New York, New York 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: May 10, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 20 Multiple-Dwelling Unit Buildings in
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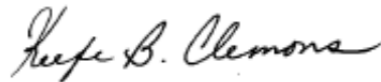
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AFFIRMATION OF KEEFE B. CLEMONS

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.



KEEFE B. CLEMONS

Dated: New York, New York
May 10, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

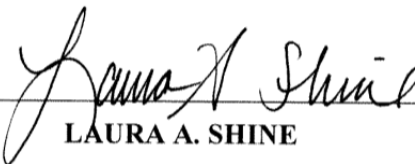
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 20 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 10, 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 10, 2016

SERVICE LIST

Bronxwood Associates LLC
c/o Lemle & Wolff, Inc.
Attn: Kasmin Garcia
5925 Broadway
Bronx, NY 10463

Tivoli Towers Housing Corp. Inc.
c/o Stellar Management
Attn: Niti Jakupaj
156 William Street, 10th Floor
New York, NY 10038

Estate of Ira Panzer
Attn: Nancy Haber
110 East End Avenue, #8G
New York, NY 10028

1550 East 13th Street LLC
c/o PRC Management
Attn: Juan Aviles
240 Madison Avenue, 9th Floor
New York, NY 10016

Shuhab HDFC
c/o The Wavecrest Management Team Ltd.
Attn: Paul Martinez
87-14 116th Street
Richmond Hill, NY 11418

630 Mace Avenue Associates, LLC
Attn: Tony Simolacaj
45 Rye Road
Rye, NY 10580

OB, LLC
Attn: Oleg Bezenchuk
1850 East 26th Street
Brooklyn, NY 11229

Wai Realty Corp.
Attn: Benjamin Wai
200 Mulberry Street, Ground Floor
New York, NY 10012

Lysbeth Realty Associates LLC
Attn: Walter Black
98 Cuttermill Road, #338
Great Neck, NY 11021

2700 Marion LLC
Attn: Henry Berisha
3200 Cruger Avenue, #201
Bronx, NY 10467

Highbridge Realty Associates
Attn: Alex Wagman
104 South Central Avenue, #10
Valley Stream, NY 11580

592-596 Union Avenue LLC
c/o BSD Management
Attn: Aron Deutsch
29 Robert Pitt Drive
Monsey, NY 10952

J. Raven Associates LP
c/o The Wavecrest Management Team Ltd.
Attn: Yesenia Matamoros
87-14 116th Street
Richmond Hill, NY 11418

529 Court Street Condominium
c/o Goldin Management, Inc.
Attn: Nezam Safi
25 8th Avenue
Brooklyn, NY 11217

Lefferts415 LLC
Attn: Steve Spera
2071 Flatbush Avenue, #48
Brooklyn, NY 11234

3750 Broadway BCR, LLC
c/o Big City Realty Management, LLC
Attn: Kobi Zamir
555 West 151st Street, Basement
New York, NY 10031

New Parque, Inc.
Attn: Ramon Bonilla
3154 Albany Crescent, 2nd Floor
Bronx, NY 10463

Amsterdam Convent Realty Associates LP
c/o Urban Management LLC
Attn: Lynette Vargas
161 Suffolk Street
New York, NY 10002

1689 Amsterdam LLC
Attn: Khash Haim
99 Battery Place, #PHB
New York, NY 10280

Maayan Estates, Inc.
Attn: Irving Low
1375 Coney Island Avenue, #218
Brooklyn, NY 11230