

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

Joseph A. Post
Deputy General Counsel – NY



August 7, 2015

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

***Re: Matter 15-_____ – Petition of Verizon New York Inc. for Orders of Entry
for 44 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 44 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 44 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 44 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 15-_____

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 44 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 44 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 and the number of living units in each MDU is set forth in Column D.

Owners and Agents

2. The names of the current owners and managing agents of each MDU are listed in Columns E, F, and G 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 I 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 H 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.

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 H 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

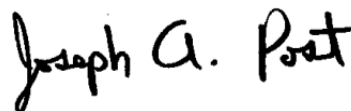
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise 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,



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

Counsel for Verizon New York Inc.

Dated: August 7, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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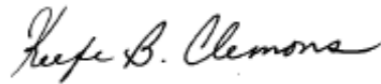
Matter 15-_____

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. I have read the foregoing Petition and I know its contents. To the best of my

knowledge, based on information provided to me by employees of the Petitioner and its affiliates, the foregoing Petition is true.



KEEFE B. CLEMONS

Dated: New York, New York
August 7, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 44 Multiple-Dwelling Unit Buildings in
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DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 44 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 7, 2015 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
August 7, 2015

SERVICE LIST

The Waterford Condominium
c/o Gumley Haft
Attn: James Colon
415 Madison Avenue
New York, NY 10017

M&E 416 E. 13th St., LLC
c/o 9300 Realty, Inc.
Attn: Isabella Zilper
632 Broadway, 7th Floor
New York, NY 10012

Rios Senior Residence HDFC
c/o Hope Community, Inc.
Attn: Tony Hernandez
174 East 104th Street, 1st Floor
New York, NY 10029

860 Fifth Avenue Corporation
c/o Wallack Management Co., Inc.
Attn: Burton Wallack
18 East 64th Street, #1C
New York, NY 10065

Bee & Bee Associates LLC
c/o B&B Management
Attn: Aaron Bauer
1624 Webster Avenue
Bronx, NY 10457

Three In One Equities, LLC
c/o Alma Realty Corp.
Attn: Nick Conway
31-10 37th Avenue, #500
Long Island City, NY 11101

Toledo Court Mutual Housing Cooperative, Inc.
c/o Argo Real Estate LLC
Attn: Michael Rudolph
50 West 17th Street
New York, NY 10011

Argentine Leasing Limited Partnership
c/o Estates NY Real Estate Services LLC
Attn: Vincent Febre
40 West 57th Street, 23rd Floor
New York, NY 10019

Brazilia Leasing Limited Partnership
c/o Estates NY Real Estate Services LLC
Attn: Gary Flamenbaum
40 West 57th Street, 23rd Floor
New York, NY 10019

Peru Leasing Limited Partnership
c/o Estates NY Real Estate Services LLC
Attn: Gary Flamenbaum
40 West 57th Street, 23rd Floor
New York, NY 10019

Mexico Leasing Limited Liability Company
c/o Estates NY Real Estate Services LLC
Attn: Lee Auster
40 West 57th Street, 23rd Floor
New York, NY 10019

Panama Leasing Limited Liability Company
c/o Estates NY Real Estate Services LLC
Attn: Lee Auster
40 West 57th Street, 23rd Floor
New York, NY 10019

Uess Leasing Limited Liability Company
c/o Estates NY Real Estate Services LLC
Attn: Rick Garrigan
40 West 57th Street, 23rd Floor
New York, NY 10019

Melbourne Leasing Limited Partnership
c/o Estates NY Real Estate Services LLC
Attn: Peter Ferrera
40 West 57th Street, 23rd Floor
New York, NY 10019

Wellington Leasing Limited Partnership
c/o Estates NY Real Estate Services LLC
Attn: Peter Ferrera
40 West 57th Street, 23rd Floor
New York, NY 10019

Sussex Realty of New York LLC
c/o Katz Realty Group
Attn: Ronald Katz
45-17 Marathon Parkway
Little Neck, NY 11362

The Jefferson Apartments, Inc.
c/o Elite Management, Inc.
Attn: Robert Mozilo
250-04 Jericho Turnpike, 2nd Floor
Floral Park, NY 11001

Sunwood LLC
c/o The Kibel Companies, LLC
Attn: Karol Krychkowski
300 East 34th Street, 36th Floor
New York, NY 10016

Greenwich Leasing Limited Liability Company
c/o Estates NY Real Estate Services LLC
Attn: Marc Pollack
40 West 57th Street, 23rd Floor
New York, NY 10019

Saxony Towers Realty Corp.
c/o Orsid Realty Corp.
Attn: Neil Davidowitz
1740 Broadway, 2nd Floor
New York, NY 10019

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New York, NY 10019

Eighth-19th Company LLC
c/o Buchbinder & Warren LLC
Attn: Rosemary Paparo
One Union Square West, #402
New York, NY 10003

Seventeen East Ninety-Seventh Corp.
Attn: Russell Pennoyer
17 East 97th Street, #6B
New York, NY 10029

MMIKP Bronx Realty LLC
Attn: Steven Melowsky
1085 East 12th Street
Brooklyn, NY 11230

Garden Property Associates, LLC
c/o CompassRock Real Estate LLC
Attn: Sara Bruno
555 5th Avenue, 5th Floor
New York, NY 10017

1001 Anderson Avenue HDFC
c/o Total Realty Associates Inc.
Attn: Milagros Martinez
4768 Broadway, #1012
New York, NY 10034

BSP Woodycrest Court LLC
c/o Black Spruce Management LLC
Attn: Matthew Keller
276 5th Avenue, #401
New York, NY 10001

Popham Avenue LLC
c/o The Morgan Group
Attn: Zach Pisani
41 West Putnman Avenue
Greenwich, CT 06830

1113-17 Grant Avenue HDFC
Attn: Felix Figueroa
1113 Grant Avenue, #2D
Bronx, NY 10456

J.W. Realty Corp.
Attn: Bheemdeo Ramnarase
3150 Rochambeau Avenue, #A
Bronx, NY 10467

1049 Fifth Avenue Condominium
c/o Halstead Management Company, LLC
Attn: Nancy Califano
770 Lexington Avenue, 7th Floor
New York, NY 10065

8100 Bay Parkway Owners Corp.
c/o Superior Realty Group LLC
Attn: Edward Weinman
3622 13th Avenue
Brooklyn, NY 11218

DDEH 137 E110 LLC
c/o E&M Bronx Associates LLC
Attn: Yehuda Ruzorsky
1465A Flatbush Avenue
Brooklyn, NY 11210

145 East 74 Owner LLC
c/o Eugene M. Grant & Company, LLC
Attn: Kenneth Levine
277 Park Avenue, 47th Floor
New York, NY 10172

1020 Fifth Avenue Corporation
c/o Brown Harris Stevens Residential Management, LLC
Attn: Eamon Early
770 Lexington Avenue, 5th Floor
New York, NY 10065

280 Owners Corp.
c/o Newport Management Company LLC
Attn: Mordechai Eisenberg
5614 15th Avenue
Brooklyn, NY 11219

390 Wadsworth LLC
c/o ELH Mgmt. LLC
Attn: Evette Marshall
16 Court Street, #800
Brooklyn, NY 11241

Crescent Towers Condominium
c/o Metro Management & Development, Inc.
Attn: Joe Doren
42-25 21st Street
Long Island City, NY 11101

The Windsor at Forest Hills Condominium
c/o R.Y. Management Co. Inc.
Attn: Eric Clark
50 Battery Place
New York, NY 10280

The Hampshire Owners Corp.
c/o Elite Management, Inc.
Attn: Robert Mozilo
250-04 Jericho Turnpike, 2nd Floor
Queens, NY 11001

166-168-170 Mulberry Street HDFC
c/o Veritas Property Management LLC
Attn: Noel Dent
1995 Broadway, Suite 1201
New York, NY 10023

West 107 Realty, LLC
c/o JJS Realty Management Corp.
Attn: Nikki Gjeshaj
48-02 25th Avenue
Astoria, NY 11103

Hudson Realty Associates LLC
Attn: Ashok Mehra
13 East 16th Street, 4th Floor
New York, NY 10003

3800 Broadway Associates LLC
c/o Meyerson Management LLC
Attn: Joseph Noormand
1 Penn Plaza, #1408
New York, NY 10119