

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

Joseph A. Post
Deputy General Counsel – NY



September 3, 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 35 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 35 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 35 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 35 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 35 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 35 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

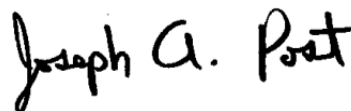
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise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

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: September 3, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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the City of New York**

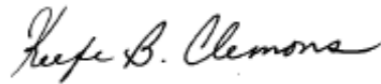
Matter 15-_____

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
September 3, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 35 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 35 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 3, 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
September 3, 2015

SERVICE LIST

718 East 236th Realty Corp.
Attn: Niko Makovic
718 East 236th Street
Bronx, NY 10466

139 East 63rd Street, Inc.
c/o Brown Harris Stevens Residential Management, LLC
Attn: Livi Skintej
770 Lexington Avenue, 5th Floor
New York, NY 10065

340 East 74th St. Owners Corp.
c/o Gumley-Haft LLC
Attn: Nicholas Bonello
415 Madison Avenue, 5th Floor
New York, NY 10017

Kenilworth Apartments, Inc.
c/o Gumley-Haft LLC
Attn: Beth Ocera
415 Madison Avenue, 5th Floor
New York, NY 10017

55 Perry Company LLC
Attn: Daniel Rapoport
219 East 81st Street, #L-E
New York, NY 10028

Chelsea Town, Series II, LLC
c/o Hoffman Management
Attn: John Thromoulos
300 West 55th Street, #2S
New York, NY 10019

384 Grand Street HDFC, Inc.
c/o T.U.C. Management Company, Inc.
Attn: Bernice Cintron
200 West 57th Street, #702
New York, NY 10019

440 East 81st Street LLC
c/o A&R Kalimian, LLC
Attn: James Sheehan
600 Lexington Avenue, #1401
New York, NY 10022

Williams and Georgia Towers HDFC
c/o Arco Management Corp.
Attn: Emma LaPointe
4 Executive Boulevard, #100
Suffern, NY 10901

Brookford, LLC
Attn: Sinclair Haberman
315 Central Park West, #1200
New York, NY 10025

Fred-Doug 117, LLC
c/o IBEC Building Corp.
Attn: Samy Brahimy
55 Broad Street, 16th Floor
New York, NY 10004

3225 Realty Corp.
Attn: Alan Smikun
P.O. Box 124
Jerome Avenue Station
Bronx, NY 10468

774 Associates, LLC
Attn: Luca Gjonlekaj
770 East 225th Street, Basement
Bronx, NY 10466

BAJ Ocean Realty LLC
Attn: Esther Sokolowski
1912 East 22nd Street
Brooklyn, NY 11229

Msgr. Thomas Campbell Senior HDFC
c/o Progress of Peoples Management Corp.
Attn: George Stathoudakis
191 Joralemon Street
Brooklyn, NY 11201

Catherine Sheridan HDFC, Inc.
c/o Progress of Peoples Management Corp.
Attn: George Stathoudakis
191 Joralemon Street
Brooklyn, NY 11201

Daniel Gilmartin HDFC, Inc.
c/o Douglas Elliman Property Management
Attn: Patricia Pettway-Brown
675 Third Avenue
New York, NY 10017

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

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

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

Auburn Leasing Limited Liability Company
c/o Estates NY Real Estates Services LLC
Attn: Steven Goldberg
40 West 57th Street, 23rd Floor
New York, NY 10019

Queens B'Nai B'Rith HDFC, Inc.
Attn: Hector Torres
138-49 Elder Avenue
Flushing, NY 11355

41st Avenue Owners Corp.
c/o Norcor Management Corp.
Attn: Vincent Lo
40-14 72nd Street
Woodside, NY 11377

Coral Gardens Owners, Inc.
c/o SLJ Property Management, LLC
Attn: Leonard Jacobs
144-63 35th Avenue, #1G
Flushing, NY 11354

Bowne Overseas LLC
c/o Orin Management LLC
Attn: Mordy Sohn
37-04 Parsons Boulevard
Flushing, NY 11354

Colden Owners Corp.
c/o Murray Hill Management
Attn: Mark Lekic
38-15 149th Street, 15th Floor
Flushing, NY 11354

Tulane Realty Limited Partnership
c/o Estates NY Real Estates Services LLC
Attn: Ramkarran Ikram
40 West 57th Street, 23rd Floor
New York, NY 10019

Carole Gardens Realty LLC
c/o Glenwood Management Corp.
Attn: Nancy Ricevuto
1200 Union Turnpike
New Hyde Park, NY 11040

Briarwood Associates LP
c/o Metropolitan Property Services, Inc.
Attn: Neal Altman
141-50 85th Road
Jamaica, NY 11435

Jamaica Seven LLC
c/o Zara Realty Holding Corp.
Attn: George Subraj
1660-07 Hillside Avenue
Jamaica, NY 11432

Sunnyside Towers Owners Corp.
c/o Metro Management & Development, Inc.
Attn: Carmen Esquivel
42-25 21st Street
Long Island City, NY 11101

Ravenna Court LLC
c/o The Joseph Bruno Trust
Attn: Joan Keane
74-09 37th Avenue, #201
Jackson Heights, NY 11372

Park Chateau Owners, Inc.
c/o Argo Real Estate LLC
Attn: Perry Levitt
50 West 17th Street, 6th Floor
New York, NY 10011

Cadillac Leasing Limited Partnership
c/o Estates NY Real Estates Services LLC
Attn: John Cacaj
40 West 57th Street, 23rd Floor
New York, NY 10019

Village Realty LLC
Attn: Kenneth Rosenblum
117 Waverly Place, Basement
New York, NY 10011