

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



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

September 4, 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 32 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 32 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 32 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 32 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 32 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 32 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

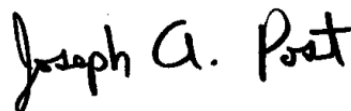
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise 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, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: September 4, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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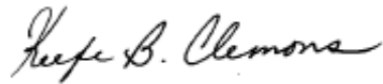
**Matter 15-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
September 4, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

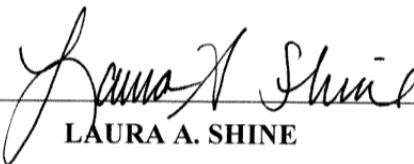
**Petition of Verizon New York Inc. for Orders of  
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**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 32 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 4, 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 4, 2015

## SERVICE LIST

Thor 172 Fifth Avenue LLC  
c/o Thor Management Company LLC  
Attn: Veronica Semey  
25 West 39th Street  
New York, NY 10018

1715 Realty, LLC  
c/o Eric Goodman Realty Corp.  
Attn: Eric Goldman  
307 East 89th Street, #G  
New York, NY 10128

Tribeca Court Condominium  
c/o The Andrews Organization  
Attn: Lonnie Wilkofsky  
666 Broadway, #1200  
New York, NY 10012

Fortress CD LLC  
Attn: Meir Lieblich  
490 New York Avenue, #1A  
Brooklyn, NY 11225

3224 GC LLC  
c/o Asden Management LLC  
Attn: Aaron Rosenzweig  
3224 Grand Concourse  
Bronx, NY 10458

2396 Morris LLC  
Attn: Angel Ortiz  
2562 Briggs Avenue  
Bronx, NY 10458

Novacel Properties LLC  
Attn: Mike Celaj  
6225 Broadway, #A4  
Bronx, NY 10471

Harrison Crescent Owners, Inc.  
c/o Webb & Brooker, Inc.  
Attn: Dimitri Naylor  
2534 Adam Clayton Powell Jr. Boulevard  
New York, NY 10039

BNS Buildings, LLC  
c/o Alma Realty Corp.  
Attn: Nick Conway  
3110 37th Avenue, #500  
Long Island City, NY 11101

BNH IV LLC  
c/o Wilder Realty LLC  
Attn: Daniel Lebensohn  
12 West 23rd Street, 4th Floor  
New York, NY 10010

410 Realty LLC  
Attn: Rifat Redzematovic  
521 West 146th Street, #296  
New York, NY 10031

Zam 178th St Corp.  
c/o Zam Realty Management Company, LLC  
Attn: Louis Zamboli  
936 Intervale Avenue  
Bronx, NY 10459

2025 Walton Associates, LLC  
c/o Annal Management Co. Ltd.  
Attn: Dora Genaeo  
1325 Castle Hill Avenue  
Bronx, NY 10462

1419 Jessup of NY Corp.  
Attn: Indera Singh  
1468 Leland Avenue  
Bronx, NY 10460

1001 Jerome LLC  
c/o Residential Management (NY), Inc.  
Attn: Moshe Rottenburg  
1651 Coney Island Avenue, 4th Floor  
Brooklyn, NY 11230

800 E 173 LLC  
c/o Village Home Realty LLC  
Attn: Ferdo Skrelja  
875 East 219th Street  
Bronx, NY 10467

3871 Village Court Associates, LLC  
c/o First Metropolitan Realty  
Attn: Rebecca Balsam  
414 East 75th Street  
New York, NY 10021

6225 Broadway Properties LP  
Attn: Mike Celaj  
6225 Broadway, #A4  
Bronx, NY 10471

919 Prospect Avenue LLC  
c/o Aegis Realty Corp.  
Attn: Seth Miller  
2 West 45th Street, #1704  
New York, NY 10036

DDEH 231 E117 LLC  
c/o E&M Bronx Associates LLC  
Attn: Yehuda Ruzorsky  
1465A Flatbush Avenue  
Brooklyn, NY 11210



Wilton Estates, Inc.  
Attn: Robert Stone  
225 Broadway, #613  
New York, NY 10007

345 W 30 LLC  
c/o B & L Management Co. LLC  
Attn: Benny Caiola  
316 East 63rd Street, #1A  
New York, NY 10065

Second and Third LLC  
Attn: Robert Protol  
50 2nd Avenue  
New York, NY 10003

Heng Hui, LLC  
Attn: Chi Leung Cheng  
84-11 Queens Boulevard  
Elmhurst, NY 11373

The Vista on Vinegar Hill Condominium  
c/o The Andrews Organization  
Attn: Laura Denise Milkowski  
666 Broadway, #1200  
New York, NY 10012

Ocean417 LLC  
c/o Parkway Realty  
Attn: Javier Ellington  
4711 12th Avenue, #A8  
Brooklyn, NY 11219

Verazzano LLC  
c/o Ace Management Co.  
Attn: Leonard Schwartz  
5312 New Utrecht Avenue  
Brooklyn, NY 11219

LF East 21 Property Co., LLC  
c/o Centaur Properties, LLC  
Attn: Seth Peichert  
580 5th Avenue  
New York, NY 10036

CRP 4441 Broadway LLC  
c/o Liberty Place Property Management LLC  
Attn: Rosario Ruiz  
1841 Broadway, #400  
New York, NY 10023

Katmick Realty LLC  
Attn: Michael Frank  
672 Old Mill Road, #102  
Millersville, MD 21108

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

Congress Owners, Ltd.  
c/o BPC Management Corp.  
Attn: Rick Manero  
80 Livingston Street  
Brooklyn, NY 11201