

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



Joseph A. Post
Deputy General Counsel – NY

November 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 24 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 24 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 24 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 24 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 24 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 24 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

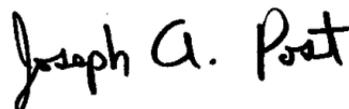
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise 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: November 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. 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
November 4, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

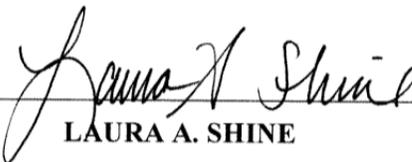
**Petition of Verizon New York Inc. for Orders of
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 24 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 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
November 4, 2015

SERVICE LIST

11737 Owners Corp.
c/o Halstead Management Company, LLC
Attn: Peter Pantelic
770 Lexington Avenue, 7th Floor
New York, NY 10065

Sugaree Realty, LLC
c/o J & M Realty Services Corp.
Attn: Jerry Edelman
343 Saint Nicholas Avenue, #1
New York, NY 10027

789 Owners, Inc.
c/o Hoffman Management
Attn: Mark Hoffman
300 West 55th Street
New York, NY 10019

69-81 108th Realty LLC
c/o Ditmas Management Corp.
Attn: Marian Glazer
3333 New Hyde Park Road, #411
New Hyde Park, NY 11042

Park Haven, LLC
c/o Zara Realty Holding Corp.
Attn: Rajesh Subraj
166-07 Hillside Avenue
Jamaica, NY 11432

Skillman Group LLC
Attn: Andreas Andreadis
34-50 29th Street, #1M
Astoria, NY 11106

Whitney, LLC
Attn: Chris Partridge
23-08 Newtown Avenue, #1B-East
Astoria, NY 11102

Partnership 92 West, LP
c/o Bldg Management Co., Inc.
Attn: Chris Orpheus
417 5th Avenue, 4th Floor
New York, NY 10016

2670 Associates LLC
c/o APG Realty Corp.
Attn: Alex Gazivoda
4419 Third Avenue, #4C
Bronx, NY 10457

2821 Briggs Realty LLC
c/o Casablanca Management
Attn: Monique Casablanca
217 West 231st Street
Bronx, NY 10463

2383 Realty Corp.
c/o ZNS Realty Corp.
Attn: Nick Palushaj
279-281 East 204th Street
Bronx, NY 10467

Merriam Avenue Associates, LP
c/o Wavecrest Management Group LLC
Attn: Monique Nazario
87-14 116th Street
Richmond Hill, NY 11418

Marwyte Realty Associates
Attn: Ira Mack
2388 Valentine Avenue
Bronx, NY 10458

McClellan Equities, LLC
c/o Annal Management Co. Ltd.
Attn: Dora Genao
1325 Castle Hill Avenue, #2
Bronx, NY 10462

LMKW Washington Associates LLC
c/o C&C Apartment Management LLC
Attn: Nick Papakostopoulos
1735 Park Avenue, #300
New York, NY 10035

Eighth & 56th Associates, LP
c/o David Eisenstein Real Estate Corp.
Attn: Harry Eisenstein
244 West 54th Street, #702
New York, NY 10019

1249 Tinton Associates LP
c/o Langsam Property Services Corp.
Attn: Chris Barbieri
1601 Bronxdale Avenue, #201
Bronx, NY 10462

Ninth Avenue Apartment Corp.
c/o RVP Management Corp.
Attn: Ricardo Von Puttkammer
130 Madison Avenue, 2nd Floor
New York, NY 10016

780 St Marks Realty LLC
c/o Capani Companies
Attn: Tefik Capani
7912 16th Avenue
Brooklyn, NY 11214

Dan Associates LLC
c/o Rosedale Management Co. Inc.
Attn: Elizabeth Crane
21 West 38th Street, 8th Floor
New York, NY 10018

649 Second Avenue Owners Corp.
c/o Weorth Lawrence Group
Attn: Dustin Elbaum
25-83 Francis Lewis Boulevard
Flushing, NY 11358

Amsterdam Avenue Investor, LLC
c/o A&E Real Estate Management, LLC
Attn: Brian Garland
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

N. Somek LLC
Attn: Nathan Somek
84-14 143rd Street
Briarwood, NY 11435

498 West End Avenue LLC
c/o Samson Management LLC
Attn: Gregory Hays
97-77 Queens Boulevard, #710
Rego Park, NY 11374