

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



Joseph A. Post
Deputy General Counsel – NY

November 16, 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 55 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 55 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 55 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 55 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 55 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 55 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

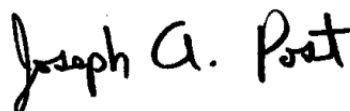
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: November 16, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 55 Multiple-Dwelling Unit Buildings in
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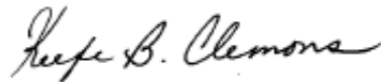
Matter 16-_____

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 16, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

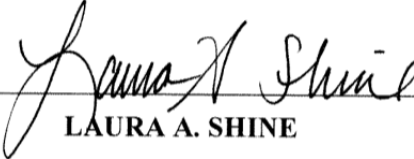
**Petition of Verizon New York Inc. for Orders of
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 55 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 16, 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
November 16, 2016

SERVICE LIST

800 Victory Owners Inc.
c/o B. Gans Management, Inc.
Attn: Bernard Gans
110 East 30th Street, 4th Floor Front
New York, NY 10016

3415 Colden LLC
c/o Miller Management LLC
Attn: Howard Miller
1293 East 5th Street, #1G
Brooklyn, NY 11230

RSD 920, LLC
c/o Goldfarb Properties
Attn: Andrew Goldfarb
524 North Avenue
New Rochelle, NY 10801

Pllum Realty Associates LLC
Attn: Beatriz Melendez
2465 Arthur Avenue
Bronx, NY 10458

1436 Beach Realty LLC
c/o ASC Properties
Attn: Bashkim Celaj
754 Mace Avenue
Bronx, NY 10467

735 Pelham LLC
c/o Jagoda Realty
Attn: Mark Perlleshi
789 Waring Avenue
Bronx, NY 10467

2420 Realty LLC
Attn: Bryna Korn
2003 Avenue J, #1C
Brooklyn, NY 11210

Mattina Real Estate Enterprises Inc.
Attn: Giuseppe Mattina
23-60 29th Street
Astoria, NY 11105

235 West 12th Street, LLC
c/o William Gottlieb Management Co., LLC
Attn: Neil Bender
544 Hudson Street
New York, NY 10014

299 West 12th Street Condominium
c/o Rose Associates, Inc.
Attn: David VonHollweg
200 Madison Avenue, 5th Floor
New York, NY 10016

132 Perry Street Condominium
c/o The Andrews Organization
Attn: Natali Rodriguez
666 Broadway, 12th Floor
New York, NY 10012

4298 Park LLC
Attn: Gabriel Grunblatt
295 Heyward Street
Brooklyn, NY 11206

B.Z. Estates, LLC
c/o M.P. Management, LLC
Attn: Issac Piller
1274 49th Street, P.O. Box 175
Brooklyn, NY 11219

City of New York Housing Preservation & Development
c/o PWB Management Corp.
Attn: Peter Bourbeau
3092 Hull Avenue, #4
Bronx, NY 10467

2175 Ryer Ave. Corp.
Attn: Edin Kolenovic
P.O. Box 29
Bronx, NY 10451

Somerset Towers LLC
Attn: Devika Ramroop
621 West 188th Street, Front 1
New York, NY 10040

3030 Valentine Ave Owner LLC
c/o Gashi Management
Attn: Gzim Celaj
85 West 188th Street, #AA
Bronx, NY 10468

J. J. A. Holding Corp.
Attn: Patrick O'Connell
P.O. Box 817
Yonkers, NY 10704

3021 Briggs Realty LLC
c/o Appula Management Corp.
Attn: Vito Manginelli
733 Yonkers Avenue, 4th Floor
Yonkers, NY 10704

2257 Bassford Realty, LLC
Attn: Aga Ivezaj
75-47 187th Street
Fresh Meadows, NY 11366

Plaza Borinquen 88 HDFC
c/o Shinda Management Corp.
Attn: Christine Hopkins
221-10 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

Senior Living Options, Inc.
c/o Wavecrest Management
Attn: Monique Nazario
87-14 116th Street
Richmond Hill, NY 11418

Melrose Cluster, LP
c/o RSE Management LLC
Attn: Ramon Escobar
2432 Grand Concourse, #509
Bronx, NY 10458

Bronx Preservation HDFC
c/o Progressive Management of N.Y. Corp.
Attn: Jodie Sadovsky
15 Verbena Avenue, #100
Floral Park, NY 11001

Tudor Place Associates, LP
c/o Leeds Associates, LLC
Attn: Scott Shurgin
215 West 83rd Street, Ground Floor Office
New York, NY 10024

DBPB Holding Corp.
c/o Skyc Management LLC
Attn: Shimon Greisman
1419 60th Street
Brooklyn, NY 11219

1173 Holding LLC
Attn: Acevedo Santiago
314 McDonald Avenue
Brooklyn, NY 11218

1860 Morris Associates
c/o Annal Management Co. Ltd.
Attn: Dora Genao
1325 Castle Hill Avenue, 2nd Floor
Bronx, NY 10462

226 W Tremont Ave LLC
c/o Paradise Management
Attn: Leo Brody
199 Lee Ave, #383
Brooklyn, NY 11211

BSP 1899 Belmont 1 LLC
c/o Nieuw Amsterdam Property Management, LLC
Attn: Boruch Hersh
243 5th Avenue, P.O. Box 409
New York, NY 10016

184 Mt. Eden LLC
c/o The Morgan Group
Attn: Ramon Pena
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

835 East LLC
Attn: Parsauram Shiwdin
35 Arden Street, #3D
New York, NY 10040

Anderson Avenue Associates LP
c/o Norwax Associates Inc.
Attn: Benny Sanchez
73 Market Street, #376
Yonkers, NY 10710

Forty-Marcy Ltd.
Attn: Usher Anshel
P.O. Box 506
Howell, NJ 07731

BSP Arthur 1 LLC
c/o Nieuw Amsterdam Property Management, LLC
Attn: Boruch Hersh
243 5th Avenue, #409
New York, NY 10016

Arista UAC Properties, LP
c/o Arista Management
Attn: Marla Medina
1635 University Avenue, 1st Floor
Bronx, NY 10453

Highbridge Community HDFC
c/o Highbridge Community Development Corp.
Attn: Martin Rivera
1465 Nelson Avenue, Office A
Bronx, NY 10452

162 West 165th LLC
c/o CYA Management Group, LLC
Attn: Ismael Ayala
11 Avenue F, 3rd Floor
Brooklyn, NY 11218

Bronx Preservation HDFC
c/o Progressive Management of N.Y. Corp.
Attn: Ilsoo Kim
15 Verbena Avenue, #100
Floral Park, NY 11001

754 Manida LLC
c/o Rockaway Capital Partners
Attn: Zev Salomon
207 Rockaway Turnpike, #300
Lawrence, NY 11559

RM Bronx Realty LLC
c/o Tamrak Management Inc.
Attn: David Rakower
972 Route 45, #204
Pomona, NY 10970

Garrison LLC
Attn: Edward Tempesta
P.O. Box 740362
Bronx, NY 10474

Brook Avenue HDFC
c/o Breaking Ground Management
Attn: Paul Pavon
455 East 148th Street
Bronx, NY 10455

The 10 Condominium
c/o Norcor Management Corp.
Attn: Bernard Otterman
40-14 72nd Street, #B
Woodside, NY 11377

BMJM Enterprise Corp.
Attn: Jose Fernandez
1015 East 167th Street, #1
Bronx, NY 10459

1256 Clay Avenue Group LLC
Attn: Boris Jagudaev
110 Chestnut Ridge Road, #306
Montvale, NJ 07645

Lampiris Realty Corp.
Attn: Anna Lampiris
44-19 192nd Street
Flushing, NY 11358

Brook-Sharp Realty LLC
Attn: Gricelda Aranda
530 East 138th Street, #102
Bronx, NY 10454

Rowland Realty Group LLC
c/o Strategic Management Inc.
Attn: Abe Peters
P.O. Box 100800
Brooklyn, NY 11210

576 E 187th St. Bronx LLC
c/o JLP Metro Management Inc.
Attn: Anton Popvic
3397 East Tremont Avenue, 2nd Floor
Bronx, NY 10461

Bronx 2224 Lyon Avenue LP
c/o ArchRock Management
Attn: Cara Stern
100A Broadway, #455
Brooklyn, NY 11249

401 Realty LLC
c/o Parkoff Organization
Attn: Phillip Popowitz
98 Cuttermill Road, #444S
Great Neck, NY 11021

127 McKinley, LLC
Attn: Vijay Ramcharan
89-04 103rd Avenue, 3rd Floor
Ozone Park, NY 11417

Sedgwick HDFC Inc.
c/o Treetop Development
Attn: Ganil Rodriguez
1600 Sedgwick Avenue, Management Office
Bronx, NY 10453

Adrian Management Corp.
Attn: Nikitas Drakotos
5047 Broadway
New York, NY 10034