

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



Joseph A. Post
Deputy General Counsel – NY

November 18, 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 33 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 33 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 33 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 33 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 33 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 33 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

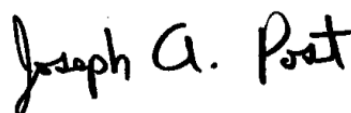
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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



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

Counsel for Verizon New York Inc.

Dated: November 18, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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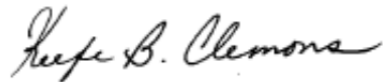
Matter 16-_____

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 18, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

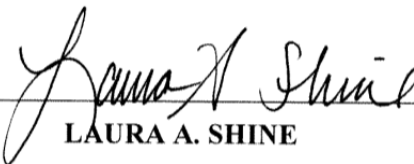
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 18, 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 18, 2016

SERVICE LIST

747 East 226th St. Realty Corp.
c/o Capital One Realty Corp.
Attn: Vincent Romano
4364 White Plains Road
Bronx, NY 10466

Park-58 Corp.
c/o Brown Harris Stevens Residential Management, LLC
Attn: Jonathan Cagnazzo
770 Lexington Avenue, 5th Floor
New York, NY 10065

Side Kicks Ridge Associates, LLC
c/o Stellar Management
Attn: Bobby Guttenberg
156 Williams Street, 10th Floor
New York, NY 10038

Vaszer Realty, LLC
Attn: Vasiliki Troianos
5-30 150th Street
Whitestone, NY 11357

Avenue A Schneider Partners, LLC
c/o Citi-Urban Management Corp.
Attn: Eric Borkowski
6 Grace Avenue, #400
New York, NY 10028

310 Apartment Corp.
c/o Gerard J. Picaso Division/Halstead Management LLC
Attn: Kenneth Ryan
770 Lexington Avenue, #7
New York, NY 10065

Inwood Park Associates LLC
Attn: Yehuda Levi
1160 East 28th Street
Brooklyn, NY 11210

Vaszer Realty, LLC
Attn: Vasiliki Troianos
5-30 150th Street
Whitestone, NY 11357

4389 Matilda Ave. Realty Corp.
c/o Taormina Holding Corp.
Attn: Joseph Taormina
427 East 74th Street
New York, NY 10021

Nanci Realty, LLC
Attn: Ronald Katz
45-17 Marathon Parkway, 3rd Floor
Little Neck, NY 11362

82-04 Lefferts Tenants Corp.
c/o Auric Real Estate Management LLC
Attn: Dominic Martorana
97-07 63rd Road, Management Office
Rego Park, NY 11374

803/5 East 182nd Street HDFC
c/o Nvsion Management Solutions Inc.
Attn: Eloise Ferguson
681 East 181st Street
Bronx, NY 10457

Aghravi Holding LLC
Attn: Marilyn Londy
347 5th Avenue, #910
New York, NY 10016

2295 Morris Associates, LLC
c/o The Wavecrest Management Team Ltd.
Attn: Robert Spitz
87-14 116th Street
Richmond Hill, NY 11418

25 Realty Associates, LLC
Attn: Jaime Smith
3153 Perry Avenue
Bronx, NY 10467

Selwyn Apartments LLC
c/o Decatur Apts LLC
Attn: David Gunsberg
P.O. Box 993
Lakewood, NJ 08701

Jamer Realty, LLC
c/o Interactive Realty Property Management Services
Attn: Tony Skrelja
100 Mamaroneck Avenue, 2nd Floor
Mamaroneck, NY 10543

E 196 LLC
Attn: David Kleiner
1417 Avenue J
Brooklyn, NY 11230

2268 Bronx Equities LLC
c/o Tower Management Group LLC
Attn: Ramon Ariza
1000 Central Avenue
Woodmere, NY 11598

Oliver Gardens HDFC
c/o H.S.C. Management Corp.
Attn: Silvana Santos
850 Bronx River Road, #108
Yonkers, NY 10708

St. Barnabas HDFC Inc.
c/o Sebco Management Company Inc.
Attn: Galis Holder
885 Bruckner Boulevard
Bronx, NY 10459

Brookhaven HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
885 2nd Avenue, 31st Floor
New York, NY 10017

Brookhaven HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
885 2nd Avenue, 31st Floor
New York, NY 10017

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

Diego Beekman Mutual Housing Association HDFC
c/o The Dweck Law Firm
Attn: H.P. Sean Dweck
10 Rockefeller Plaza, #1015
New York, NY 10020

Diego Beekman Mutual Housing Association HDFC
c/o The Dweck Law Firm
Attn: H.P. Sean Dweck
10 Rockefeller Plaza, #1015
New York, NY 10020

Townsend Avenue Enterprises LP
c/o Prestige Management Inc.
Attn: Roselyn Gaspard
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

1711-1723 Townsend Avenue HDFC
c/o Edwards Sisters Realty Associates LLC
Attn: Ramona Grey-Harris
740 Saint Nicholas Avenue
New York, NY 10031

1791 Walton Avenue LLC
c/o Finkelstein Timberger East Real Estate LLC
Attn: Harley Friedman
111 Brook Street, 2nd Floor
Scarsdale, NY 10583

Davidson Ave SIP HDFC
c/o Prestige Management Inc.
Attn: Roselyn Gaspard
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

1895 Belmont LLC
Attn: Daniel Deitel
199 Lee Avenue, #215
Brooklyn, NY 11211

H.G.W. Realities, LLC
c/o David Greenberg Real Estate, LLC
Attn: David Greenberg
55 Northern Boulevard, #408
Great Neck, NY 11021

1454 Holding LLC
Attn: Joseph Halpert
314 McDonald Avenue
Brooklyn, NY 11218