April 26, 2017

Honorable Kathleen H. Burgess
Secretary
New York State Public Service Commission
Three Empire State Plaza
Albany, NY 12223

Re: Matter 17-____ – Petition of Verizon New York Inc. for Orders of Entry for 40 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 40 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 40 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/nypse_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,

Joseph A. Post
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York

Matter 17-_____

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 40 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 40 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,

[Signature]

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

Counsel for Verizon New York Inc.

Dated: April 26, 2017
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York

Matter 17-_____

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
       April 26, 2017
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York

Matter 17-______

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 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on April 26, 2017 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.

[Signature]

LAURA A. SHINE

Dated: New York, New York
April 26, 2017
<table>
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<tr>
<th>Service List</th>
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<tr>
<td>La Rochelle 75 I LLC</td>
<td>582 St. Nicholas Associates, LLC</td>
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<td>c/o Accord Realty Services Inc.</td>
<td>c/o Gilman Management Corp.</td>
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<tr>
<td>Attn: Noel Intner</td>
<td>Attn: Winston King</td>
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<td>500 5th Avenue, #1600</td>
<td>55 Watermill Lane, #100</td>
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<td>Royal Charter Properties, Inc.</td>
<td>2165 Matthews Avenue Owners, Inc.</td>
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<td>c/o Cushman &amp; Wakefield, Inc.</td>
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<td>Attn: James Hayden</td>
<td>Attn: Nancy Rodriguez</td>
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<td>600 West 165th Street, #1F</td>
<td>333 Westchester Avenue, #E-2201</td>
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<td>c/o Arbeni Management Company Inc.</td>
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<td>Attn: Beatriz Melendez</td>
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<td>2465 Arthur Avenue</td>
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<td>Attn: Norman Mirsky</td>
<td>Attn: Ephraim Landau</td>
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<tr>
<td>P.O. Box 670938</td>
<td>5223 15th Avenue</td>
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<td>Attn: Vincent Lo</td>
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<td>41-40 Union Street, #2Y</td>
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2732 Bainbridge Associates, LLC
  c/o Realty Group
  Attn: Brandon Yasgur
  825 East 233rd Street, 2nd Floor Office
  Bronx, NY 10466

TSJL Realty Corp.
  c/o H.S.C. Management Corp.
  Attn: Josh Koppel
  850 Bronx River Road, #108
  Yonkers, NY 10708

Dillerwood Apts., Inc.
  c/o A&E Real Estate Management, LLC
  Attn: Louis Cutri
  1065 Avenue of the Americas, 31st Floor
  New York, NY 10018

1100 Concourse Tenants Corp.
  c/o Anker Management Corp.
  Attn: Mark Anker
  210 North Central Avenue, #100
  Hartsdale, NY 10530

Walton Avenue Properties, Inc.
  c/o Norwax Associates Inc.
  Attn: Greg Ramirez
  73 Market Street, #376
  Yonkers, NY 10710

1070 Ogden Investors LLC
  c/o CYA Management LLC
  Attn: Charles Abramson
  11 Avenue F, 3rd Floor
  Brooklyn, NY 11218

836 Faile Realty LLC
  c/o Liberty One Group
  Attn: Daniel Turkel
  325 East 104th Street
  New York, NY 10029

G&M Properties HP HDFC, Inc.
  c/o TPM Management, LLC
  Attn: Gjon Chota
  1605 Dr. Martin Luther King Jr. Blvd, Ground Floor
  Bronx, NY 10453

Kimberly Place Realty Corp.
  c/o M & N Management Corp.
  Attn: Nikitas Drakotos
  5047 Broadway, Ground Floor
  New York, NY 10034

318-320 East 151 Street HDFC
  c/o JLP Metro Management Inc.
  Attn: Louis Popovic
  3397 East Tremont Avenue
  Bronx, NY 10461
<table>
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<td>TTT Realty, LLC</td>
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<td>223 West 80th Street Condominium</td>
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<td>Attn: Freddie Rodriguez</td>
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<td>NYC Educational Construction Fund</td>
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<td>Attn: Dan Durante</td>
<td>2475 Southern Boulevard, Management Office</td>
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BRLA LLC
Attn: Angelo Russo
162-06 Cryders Lane
Beechhurst, NY 11357

8311 Realty LLC
Attn: George Theodosopoulos
254-24 Northern Boulevard
Little Neck, NY 11362

The Malibu Condominium
Attn: Martin Domnitch
85-15 Main Street, A
Briarwood, NY 11435

251 West 95th Street Owners Corp.
Attn: Anthony Reinglas
1536 Third Avenue, 3rd Floor
New York, NY 10028

230 West 97th Street LLC
Attn: Edward Balazs
421 7th Avenue, 15th Floor
New York, NY 10001

Halmoni Realty Corp.
Attn: Ho Chung Kong
254 Wilson Place
Wyckoff, NJ 07481

271 Ft Washington LLC
Attn: Kenneth Yustman
3240 East Tremont Avenue
Bronx, NY 10461

An Executive Estate, Inc.
Attn: Arthur Gallinaro
16762 SW 12th Street
Pembroke Pines, FL 33027

1060 University Ave LLC
Attn: Margo Navarro
1601 Bronxdale Avenue, #201
Bronx, NY 10462

Metropolitan Home Center, Inc.
Attn: Boris Jagudaev
110 Chestnut Ridge Road, #306
Montvale, NJ 07645