

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



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

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/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 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

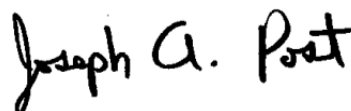
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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



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: April 26, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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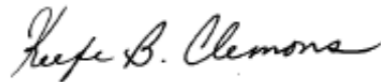
**Matter 17-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
April 26, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

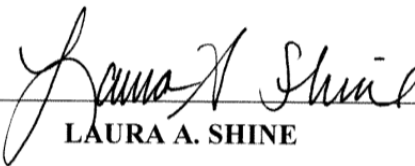
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 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.

  
LAURA A. SHINE

Dated: New York, New York  
April 26, 2017

## SERVICE LIST

La Rochelle 75 I LLC  
c/o Accord Realty Services Inc.  
Attn: Noel Intner  
500 5th Avenue, #1600  
New York, NY 10110

582 St. Nicholas Associates, LLC  
c/o Gilman Management Corp.  
Attn: Winston King  
55 Watermill Lane, #100  
Great Neck, NY 11021

Royal Charter Properties, Inc.  
c/o Cushman & Wakefield, Inc.  
Attn: James Hayden  
600 West 165th Street, #1F  
New York, NY 10032

2165 Matthews Avenue Owners, Inc.  
c/o Skyline NY Management Solutions LLC  
Attn: Nancy Rodriguez  
333 Westchester Avenue, #E-2201  
White Plains, NY 10604

Carpenter Avenue Associates LLC  
c/o Arbeni Management Company Inc.  
Attn: Beatriz Melendez  
2465 Arthur Avenue  
Bronx, NY 10458

2330 31st Road LLC  
c/o Pistilli Realty Group  
Attn: Anthony Pistilli  
35-01 30th Avenue, #300  
Astoria, NY 11103

Twenty Seven-Twenty Four Realty Corp.  
c/o Janus Associates, Inc.  
Attn: Norman Mirsky  
P.O. Box 670938  
Kew Garden Hills, NY 11367

111-32 76th Avenue LLC  
c/o Landau Realty Group  
Attn: Ephraim Landau  
5223 15th Avenue  
Brooklyn, NY 11219

Woodhaven Tower Condominium  
c/o CLS Professional Inc.  
Attn: Vincent Lo  
41-40 Union Street, #2Y  
Flushing, NY 11355

Liberty 115 LLC  
c/o Bronstein Properties, LLC  
Attn: Joe Masino  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375

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



TTT Realty, LLC  
c/o A&R Management LLC  
Attn: Angel Poveda  
1150 Pelham Parkway South, #1J  
Bronx, NY 10461

Crossing 23rd Condominium  
c/o FirstService Residential New York, Inc.  
Attn: Odessa Pinkney  
622 Third Avenue, 15th Floor  
New York, NY 10017

Kirza LLC  
Attn: George Camaj  
287 East Gun Hill Road  
Bronx, NY 10467

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

Maurn Service Co., Inc.  
Attn: Greg O'Connell  
204 Van Dyke Street, #207  
Brooklyn, NY 11231

27 D Realty LLC  
c/o Heller Realty  
Attn: Kevin Padgett  
745 5th Avenue, #1250  
New York, NY 10151

223 West 80th Street Condominium  
c/o Hoffman Management  
Attn: Freddie Rodriguez  
300 West 55th Street, #2S  
New York, NY 10019

749 West End Owners Corp.  
c/o RAZ Realty, Inc.  
Attn: Rephael Zeevi  
749 West End Avenue, #6B  
New York, NY 10025

59-61 Morningside Avenue/371 West 120th Street HDFC  
Attn: Anna Barber  
59 Morningside Avenue, #1N  
New York, NY 10027

NYC Educational Construction Fund  
c/o R.Y. Management Co. Inc.  
Attn: Dan Durante  
2475 Southern Boulevard, Management Office  
Bronx, NY 10458

BRLA LLC  
Attn: Angelo Russo  
162-06 Cryders Lane  
Beechhurst, NY 11357

8311 Realty LLC  
c/o Theo Management Corp.  
Attn: George Theodosopoulos  
254-24 Northern Boulevard  
Little Neck, NY 11362

The Malibu Condominium  
c/o Domnitch Management Co. LLC  
Attn: Martin Domnitch  
85-15 Main Street, #A  
Briarwood, NY 11435

251 West 95th Street Owners Corp.  
c/o Bradford N. Swett Management LLC  
Attn: Anthony Reinglas  
1536 Third Avenue, 3rd Floor  
New York, NY 10028

230 West 97th Street LLC  
c/o AAG Management Inc.  
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  
c/o Weiss Realty 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  
c/o Langsam Property Services Corp.  
Attn: Margo Navarro  
1601 Bronxdale Avenue, #201  
Bronx, NY 10462

Metropolitan Home Center, Inc.  
c/o Jasmel Group Inc.  
Attn: Boris Jagudaev  
110 Chestnut Ridge Road, #306  
Montvale, NJ 07645