May 19, 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 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,

Joseph A. Post
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,

![Signature]

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

Counsel for Verizon New York Inc.

Dated: May 19, 2017
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 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  
May 19, 2017
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 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 33 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 19, 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.

Dated: New York, New York
May 19, 2017

LAURA A. SHINE
## Service List

**Target Realty LLC**  
c/o Sky Management Corp.  
Attn: Joel Culotta  
226 East 54th Street, #402  
New York, NY 10022  

**Mount Morris HDFC**  
c/o ELH Mgmt. LLC  
Attn: Matthew Czachor  
16 Court Street, #800  
Brooklyn, NY 11241  

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**102 Norfolk Street, LLC**  
c/o SMA Equities, LLC  
Attn: Katie Pokezanye  
104 Delancey Street, 2nd Floor  
New York, NY 10002  

**Snug Harbor Owners Inc.**  
c/o Grogan & Associates, Inc.  
Attn: Timothy Grogan  
320 East 39th Street, 3rd Floor  
New York, NY 10016  

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**60 West 76th, LLC**  
c/o Olshan Associates, LLC  
Attn: Jose Ali  
600 Madison Avenue, 14th Floor  
New York, NY 10022  

**Gateway I TP4 HDFC, Inc.**  
c/o Manhattan North Management Company, Inc.  
Attn: Lucrecia Almanzar  
107-129 East 126th Street  
New York, NY 10035  

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**Manchester West Associates, LP**  
c/o West Side Federation for Senior and Supportive Housing, Inc.  
Attn: Dan Drosin  
2345 Broadway, 4th Floor  
New York, NY 10024  

**Woodhull Park 191 LLC**  
c/o Zara Realty Holding Corp.  
Attn: Ken Subraj  
166-07 Hillside Avenue, 2nd Floor  
Jamaica, NY 11432  

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**Manchester Apartments Inc.**  
c/o John B. Lovett & Associates, Ltd.  
Attn: Remo Rosano  
109-15 14th Avenue  
College Point, NY 11356  

**Spring Village Operating Inc.**  
Attn: Henry Cheng  
39 Bowery, #449  
New York, NY 10002
Parkway HDFC, Inc.
c/o Manhattan Valley Management Corp.
Attn: Rhina Mercedes
73 West 108th Street, Ground Floor
New York, NY 10025

Mandela HDFC, Inc.
c/o Manhattan Valley Management Corp.
Attn: Rhina Mercedes
73 West 108th Street, Ground Floor
New York, NY 10025

608 West 184 Street, LLC
c/o Alma Realty Corp.
Attn: Nicholas Conway
31-10 37th Avenue, #500
Long Island City, NY 11101

Gaspar Skorpanic
44-02 25th Avenue
Astoria, NY 11103

Sunrise Tower Condominium
c/o SLJ Property Management, LLC
Attn: Rubin Ramirez
144-63 35th Avenue, #1G
Flushing, NY 11354

Woodrose Terrace Condominium
c/o All Area Realty Services Inc.
Attn: Kosta Georgiadis
99 Tulip Avenue, #302
Floral Park, NY 11001

101-11 86 Ave. Corp.
Attn: Juan Arce
84-72 130th Street, 2nd Floor
Kew Gardens, NY 11415

49 Prince LLC
c/o New York City Management LLC
Attn: Ari Weisfogel
381 Park Avenue South, 15th Floor
New York, NY 10016

Parkway HFDC, Inc.
c/o Manhattan Valley Management Corp.
Attn: Rhina Mercedes
73 West 108th Street, Ground Floor
New York, NY 10025

Parkway HDFC, Inc.
c/o Manhattan Valley Management Corp.
Attn: Rhina Mercedes
73 West 108th Street, Ground Floor
New York, NY 10025
Four H Republic LLC
Attn: Ben Nehmadi
630 1st Avenue, #1
New York, NY 10016

Phillips & Huyler Associates, LP
c/o Bldg Management Co., Inc.
Attn: Christopher Orpheus
417 5th Avenue, 4th Floor
New York, NY 10016

6213 Realty LLC
Attn: Baki Celaj
754 Mace Avenue
Bronx, NY 10467