

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



Joseph A. Post
Deputy General Counsel – NY

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,

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 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 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

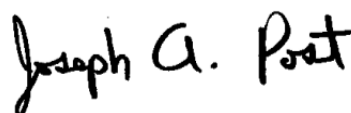
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

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: 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
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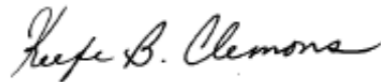
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AFFIRMATION OF KEEFE B. CLEMONS

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**

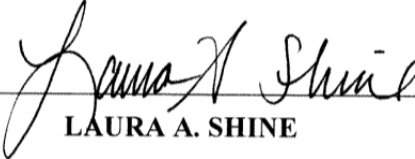
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DECLARATION OF LAURA A. SHINE

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 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.


LAURA A. SHINE

Dated: New York, New York
May 19, 2017

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

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

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

Manhattan 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

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

Adams Court, LLC
c/o Infinity Management & Consulting, Corp.
Attn: Stefanos Aspiotis
29-10 120th Street
Flushing, NY 11354

2406 Realty LLC
Attn: Sam Applegrad
2918 Avenue M, 2nd Floor
Brooklyn, NY 11210

Randy Management Inc.
Attn: Dennis Gomez
1951 Southern Boulevard, #18
Bronx, NY 10460

WFHA Creston Avenue, LP
c/o WinnResidential (NY) LLC
Attn: Maria Almanzar
2534 Adam Clayton Powell Jr. Blvd., 1st Floor
New York, NY 10039

Kllezna Associates, LLC
Attn: Lash Kocovic
1755 Jarvis Avenue
Bronx, NY 10461

Adonai Realty LP
Attn: Elsie Ortiz
1158 Intervale Avenue
Bronx, NY 10459

Mar-Bar Properties LLC
Attn: Bartholomew Murphy
33-516 Bronxville Glen Drive
Bronxville, NY 10708

Two Columbus Avenue Condominium
c/o Gumley-Haft LLC
Attn: Dan Wollman
415 Madison Avenue, 5th Floor
New York, NY 10017

415 Second Owners' Corp.
c/o Superior Management Inc.
Attn: Jeff Seigal
50 Bank Street, Ground Floor
New York, NY 10014

Twin Park Equities, LLC
Attn: John Meklo
253-11 80th Avenue
Glen Oaks, NY 11004

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