

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



Joseph A. Post
Deputy General Counsel – NY

June 28, 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 30 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 30 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 30 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 30 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 30 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 30 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

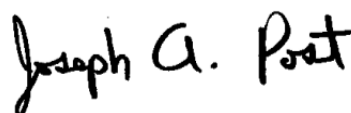
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: June 28, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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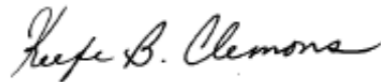
Matter 17-_____

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.



KEEFE B. CLEMONS

Dated: New York, New York
June 28, 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 30 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 28, 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
June 28, 2017

SERVICE LIST

Ciampa Douglaston LLC
c/o Ciampa Management Corp.
Attn: Victor Hidalgo
241-02 Northern Boulevard, #300
Little Neck, NY 11362

15 Cliff Street Condominium
c/o Greystar Real Estate Partners
Attn: Haley Nadler
15 Cliff Street, Leasing Office
New York, NY 10038

205-69 Apartments, Inc.
c/o AKAM Associates, Inc.
Attn: Tony DaSilva
260 Madison Avenue, 12th Floor
New York, NY 10016

Dorwen 26 LLC
c/o Irene Sarraf, Inc.
Attn: Elie Sarraf
36 East 31st Street, 3rd Floor
New York, NY 10016

30-49 Crescent Investor, LLC
c/o A&E Real Estate Holdings
Attn: Wanda Baliente
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Next Realty LLC
c/o America Realty, LLC
Attn: Steve Stavrinides
38-08 Bell Boulevard, #11
Bayside, NY 11361

DHK Property One, LLC
c/o Michael Young Realty, Inc.
Attn: Michael Young
2 North Dean Street, #211
Englewood, NJ 07631

Elmhurst Woodside LLC
Attn: Neal Hartman
91-31 Queens Boulevard, #503
Elmhurst, NY 11373

Miramar Condominium
c/o Alvic Property Management Corp.
Attn: Jay Rodriguez
104 Avenue O, Storefront
Brooklyn, NY 11204

85-05 35 Avenue Realty Co., LLC
c/o Pinnacle Group NY LLC
Attn: Tal Sharon
One Penn Plaza, #4000
New York, NY 10119

86-04 CL Realty LLC
Attn: Amy Li
43-49 158th Street
Flushing, NY 11358

2105 Monty Realty Corp.
Attn: Jamil Waqar
11 Alley Pond Court
Dix Hills, NY 11746

Dobro Holdings LLC
c/o Gazivoda Management LLC
Attn: Henry Berisha
3331 White Plains Road, 1st Floor
Bronx, NY 10467

Winston Churchill Owners Corp.
c/o Orsid Realty Corp.
Attn: Mary Mariano
1740 Broadway, 2nd Floor
New York, NY 10019

2840 Valentine Avenue LLC
c/o EBD Management Services LLC
Attn: Annikka Morales
515 Rockaway Avenue
Valley Stream, NY 11581

Mapes Realty Partners LLC
c/o Rockaway Maintenance Partners Corp.
Attn: Sam Sarber
207 Rockaway Turnpike, #300
Lawrence, NY 11559

Patrick Regan
400 McLean Avenue
Yonkers, NY 10705

Greek Corner Realty Corp.
c/o Direct Management Corp
Attn: Jake Demosthenous
42-14 Astoria Boulevard
Astoria, NY 11103

Crescent View Condominium
c/o Direct Management Corp.
Attn: Jake Demosthenous
42-14 Astoria Boulevard
Astoria, NY 11103

Cathexis Realty LLC
c/o Harlington Realty Co. LLC
Attn: Kathy Valladares
156A East 83rd Street
New York, NY 10028

Warbrook Realty, LP
c/o Webb and Brooker, Inc.
Attn: Dimitri Naylor
2534 Adam Clayton Powell Jr. Blvd.
New York, NY 10039

88 Seaman Avenue LLC
c/o Moss Management LLC
Attn: Michael Moskowitz
450 Lexington Avenue, #3073
New York, NY 10163

Queens Landmark Condominium
c/o Mark Greenberg Real Estate Co. LLC
Attn: Patricia Ford
1981 Marcus Avenue, #C131
Lake Success, NY 11042

Elm Queen LLC
Attn: Michael Connolly
154-20 32nd Avenue
Flushing, NY 11354

Kepik LLC
Attn: John Minos
32-57 41st Street
Astoria, NY 11103

350 Equities, LLC
c/o K&R Realty Management, Inc.
Attn: Jacob Cohen
316 West 118th Street, 4th Floor
New York, NY 10026

St. John Court Owners Corp.
c/o Tudor Realty Services Corp.
Attn: Ricqy Cruz
250 Park Avenue South, 4th Floor
New York, NY 10003

EGT Realty, LLC
c/o Anthos Properties LLC
Attn: Nicholas Anagnostopoulos
121 West Nyack Road, #12
Nanuet, NY 10954

227 Street Marble Associates LLC
c/o Milbrook Properties Ltd.
Attn: Rubin Pikus
42 Bayview Avenue
Manhasset, NY 11030

12-15 Broadway Astoria, LLC
c/o Criterion Development Corp.
Attn: Shibber Khan
35-11 36th Street
Astoria, NY 11106