

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



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

July 14, 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 28 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 28 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 28 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 28 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 28 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 28 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

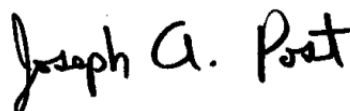
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 6<sup>th</sup> Floor  
New York, NY 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: July 14, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
Entry for 28 Multiple-Dwelling Unit Buildings in  
the City of New York**

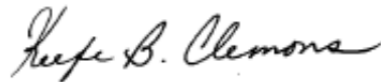
**Matter 17-\_\_\_\_\_**

**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  
July 14, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

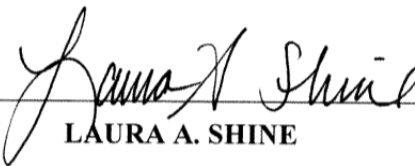
**Petition of Verizon New York Inc. for Orders of  
Entry for 28 Multiple-Dwelling Unit Buildings in  
the City of New York**

**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 28 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 14, 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  
July 14, 2017

## SERVICE LIST

1775 TP4 HDFC, Inc.  
c/o Manhattan North Management Company, Inc.  
Attn: Dennis Ovalle  
107-129 East 126th Street, Management Office  
New York, NY 10035

John Buonarguo  
511 Fort Hills Road  
Scarsdale, NY 10583

75 East End Owners Inc.  
c/o Orsid Realty Corp.  
Attn: Harvey Ginsberg  
1740 Broadway, 2nd Floor  
New York, NY 10019

169 East 69th Street Corporation  
c/o Douglas Elliman Property Management  
Attn: Patricia Pettway-Brown  
675 Third Avenue, 5th Floor  
New York, NY 10017

Tracy Tenants Corp.  
c/o FirstService Residential New York, Inc.  
Attn: Scott Frugis  
622 Third Avenue, 14th Floor  
New York, NY 10017

Summer Management Company LLC  
c/o Milbrook Properties Ltd.  
Attn: Jeff Katz  
42 Bayview Avenue  
Manhasset, NY 11030

GVS Properties, LLC  
c/o Alma Realty Corp.  
Attn: Nick Conway  
31-10 37th Avenue, #500  
Long Island City, NY 11101

Spiti HDFC, Inc.  
c/o Spiti Management Company, Inc.  
Attn: Keron Rivera  
32-06 21st Street, 1st Floor Office  
Queens, NY 11106

Astoria 31st Drive Investor, LLC  
c/o A&E Real Estate Management, LLC  
Attn: Wanda Valiente  
1065 Avenue of the Americas, 31st Floor  
New York, NY 10018

Dumanacic Realty LLC  
Attn: Zvonimir Dumancic  
28-18 42nd Street, Basement  
Astoria, NY 11103

FM Realty Company of New York, LLC  
c/o The Bluestone Organization, Inc.  
Attn: Robert Zapisek  
90-11 160th Street, #100  
Jamaica, NY 11432

34-15, LLC  
c/o Provident Management Corp.  
Attn: Bill Gilroy  
240 West 35th Street, #504  
New York, NY 10001

38-05 Crescent Street LLC  
c/o A&E Real Estate Management, LLC  
Attn: Wanda Valiente  
1065 6th Avenue, 31st Floor  
New York, NY 10018

Julia Koza  
239-45 42nd Avenue  
Douglaston, NY 11363

83-09 35th Realty LLC  
c/o S.W. Queens Mezzanine LLC  
Attn: Bogdan Kosierajzki  
33-24 Parsons Boulevard, Lobby 1  
Flushing, NY 11354

Chelsea 8th Avenue LLC  
c/o Empire Realty Management  
Attn: Raheem Shalom  
347 Fifth Avenue, #1600  
New York, NY 10016

2647 Sedgwick LLC  
c/o Mazel Realty USA Corp.  
Attn: Manny Stein  
1175 Grand Concourse, #GR4  
Bronx, NY 10452

Bronx Phase II Housing Company, Inc.  
c/o WinnResidential (NY) LLC  
Attn: Lucrezia Perez  
2534 Adam Clayton Powell Jr. Boulevard  
New York, NY 10039

Bronx Phase II Housing Company, Inc.  
c/o WinnResidential (NY) LLC  
Attn: Lucrezia Perez  
2534 Adam Clayton Powell Jr. Boulevard  
New York, NY 10039

Bronx Phase II Housing Company, Inc.  
c/o WinnResidential (NY) LLC  
Attn: Lucrezia Perez  
2534 Adam Clayton Powell Jr. Boulevard  
New York, NY 10039



1160 Cromwell Crown LLC  
c/o Finkelstein Timberger East Real Estate LLC  
Attn: Paul Bagrowicz  
111 Brook Street, #2  
Scarsdale, NY 10583

88 Associates, Inc.  
c/o Halstead Management Co.  
Attn: Stuart Bardin  
770 Lexington Avenue, 7th Floor  
New York, NY 10065

Morri Management Inc.  
Attn: Sonny Morri  
142-11 61st Road  
Flushing, NY 11367

C.H.T. Place, LLC  
c/o E & M Associates LLC  
Attn: Aron Silverman  
1465A Flatbush Avenue, Storefront  
Brooklyn, NY 11210

111 Central Park North Condominium  
c/o Douglas Elliman Property Management  
Attn: Ann Marinucci  
675 Third Avenue, 5th Floor  
New York, NY 10017

Fort Washington Ventura LLC  
c/o Ventura Land Corp.  
Attn: Luis Nunez  
149-45 Northern Boulevard, #6V  
Flushing, NY 11354

The One Three Nine Skillman Condominium  
c/o Leiter Realty Group, LLC  
Attn: Durim Hasangjekaj  
750 Grand Street, #5S  
Brooklyn, NY 11211

305 McGuinness Investors, LLC  
c/o GDC Properties, LLC  
Attn: Marybeth McCauley  
245 Saw Mill River Road, 2nd Floor  
Hawthorne, NY 10532