

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



Joseph A. Post
Deputy General Counsel – NY

September 8, 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 42 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 42 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 42 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://www.verizon.com/nypscpetitions>.

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 42 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 42 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 42 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

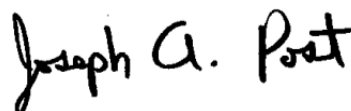
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: September 8, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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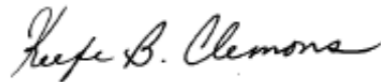
Matter 17-_____

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
September 8, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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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 42 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 8, 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
September 8, 2017

SERVICE LIST

Rumija Realty Corp.
Attn: Andray Musovic
643 East 182nd Street
Bronx, NY 10457

883 East 165 Street HDFC
c/o JLP Metro Management Inc.
Attn: Louis Popovic
3397 East Tremont Avenue
Bronx, NY 10461

Agarse Realty LLC
c/o Gorse Realty Ltd.
Attn: Jay Rand
1068 Brook Avenue, 1st Floor
Bronx, NY 10456

I & H, LLC
Attn: Fatmir Krasnigi
316 East 211th Street, #2
Bronx, NY 10467

Jennings Terrace Gardens HDFC
c/o Midas Property Management Corp.
Attn: Christopher Lim
3605 Sedgwick Avenue
Bronx, NY 10463

Pasquale Badia
604 East 189th Street, #6
Bronx, NY 10458

Metro North Gardens HDFC
c/o Foxy Management Ltd.
Attn: Jeff Fox
500 Trinity Avenue, #1B
Bronx, NY 10455

Maxam Properties LLC
Attn: Isaac Ainetchi
234 Russell Street
Brooklyn, NY 11222

510 East 5th St. Tenants Corp.
c/o Sassouni Management, LLC
Attn: Rafael Sassouni
9 Park Place, #1E
Great Neck, NY 11021

Frank M. Nigro
c/o Patrick J. Falci Management Co. Inc.
Attn: Pat Falci
164-11 Northern Boulevard, Storefront
Flushing, NY 11358

Jennings Terrace Gardens HDFC
c/o Midas Property Management Corp.
Attn: Christopher Lim
3605 Sedgwick Avenue
Bronx, NY 10463

158 Green, Inc.
c/o Casablanca Management LLC
Attn: Monique Casablanca
217 West 231st Street, #3
Bronx, NY 10463

Huron Street HDFC
c/o North Brooklyn Development Corporation
Attn: Richard Mazur
148-150 Huron Street, Management Office
Brooklyn, NY 11222

West 156th Street HDFC
c/o Finger Management Corp.
Attn: Joseph Bavaro
20 Tuckahoe Road
Yonkers, NY 10710

MCI Realty 647, LLC
Attn: Daniel Gray
647 West 174th Street, #GF2
New York, NY 10033

603-605 West 180th Realty LLC
Attn: Maximo Arias
310 West 99th Street, #502
New York, NY 10025

678 Academy Street LLC
c/o Lemle & Wolff, Inc.
Attn: James Catuogno
5925 Broadway
Bronx, NY 10463

Sicilian Corner Realty - 33, LLC
c/o T.K. Management LLC
Attn: Kathy Kourkoumelis
32-14 30th Avenue, #202
Astoria, NY 11102

Nikay Properties, LLC
Attn: Kay Maria Giakoumis
684 Park Avenue
Manhasset, NY 11030

Yaloz Management LLC
Attn: Sharon Yaloz
339 5th Avenue, #405
New York, NY 10016

4233 Realty LLC
c/o Manila Management Inc.
Attn: Alex Panganiban
970 41st Street, #3J
Brooklyn, NY 11219

Warren LLC
c/o Beach Lane Management, Inc.
Attn: Mark Scharfman
111 North Central Park Avenue, #400
Hartsdale, NY 10530

Jesus A. Rodriguez
34-41 85th Street, #1K
Jackson Heights, NY 11372

Isaac Realty Corp.
Attn: William Marti
102-09 47th Avenue
Corona, NY 11368

Maple Avenue Condominium
c/o Bethel Management Inc.
Attn: Veronica Wong
7 Chatham Square, #608
New York, NY 10038

Paysons Apartment Corp.
c/o Realty Resource Capital Corp.
Attn: Ben Braunstein
7600 Jericho Turnpike, #402
Woodbury, NY 11797

Liberty Manor, LLC
Attn: Leonard Scarola
136-16 32nd Avenue
Flushing, NY 11354

Drina Properties LLC
Attn: George Todorovic
215-32 24th Avenue
Bayside, NY 11360

Briarwood Gardens Condominium
c/o All Area Realty Services Inc.
Attn: Kostas Georgiadis
99 Tulip Avenue, #302
Floral Park, NY 11001

Cathedral Gardens Condominium
c/o Kyrous Realty Group Inc.
Attn: Leonard Barish
263 West 38th Street, #15E
New York, NY 10018

147th Street Corporation
c/o Langsam Property Services Corporation
Attn: Edith Cardona
1601 Bronxdale Avenue, #201
Bronx, NY 10462

Milford Realty, LLC
c/o Rental & Management Associates Corp.
Attn: Leonard Schwartz
215 East 164th Street, Basement
Bronx, NY 10456

1245 St. Nicholas Ave Owner LLC
c/o Galil Realty LLC
Attn: George Zayas
1465A Flatbush Avenue
Brooklyn, NY 11210

37-35 New York Realty Inc.
Attn: Sofiya Doria
35-06 72nd Street, #A
Jackson Heights, NY 11372

205 42nd Owners Corp.
c/o Harlington Realty Co. LLC
Attn: Kathy Valladares
156A East 83rd Street
New York, NY 10028

Nameoke Holdings LLC
c/o Up Realty LLC
Attn: Gershon Eichorn
619 Eastern Parkway
Brooklyn, NY 11213

37 Parsons Realty LLC
Attn: Kevin Zhang
157-01 Cross Island Parkway
Whitestone, NY 11357

Cypress Court Associates LP
c/o WinnResidential (NY) LLC
Attn: Anna Gomez
25-34 Adam Clayton Powell Jr. Boulevard
New York, NY 10039

The Jackson Plaza Condominium II
c/o Goldin Management, Inc.
Attn: Kevin Dean
25 8th Avenue
Brooklyn, NY 11217

Union Parkview Condominium
c/o Murray Hill Management
Attn: Tony Lekic
38-15 49th Street, Ground Floor
Flushing, NY 11134

Lordan Humboldt LLC
c/o FirstService Residential New York, Inc.
Attn: Jennifer Gershoony
622 Third Avenue, 14th Floor
New York, NY 10017

East of Manhattan Apts., Inc.
c/o Associated Development Corp.
Attn: Thomas Naples
213-09 41st Avenue, #1E
Bayside, NY 11361