

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



Joseph A. Post
Deputy General Counsel – NY

September 15, 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 37 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 37 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 37 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 37 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 37 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 37 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

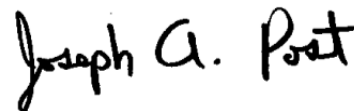
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: September 15, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 37 Multiple-Dwelling Unit Buildings in
the City of New York**

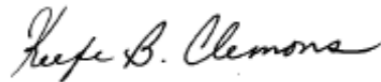
Matter 17-_____

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
September 15, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

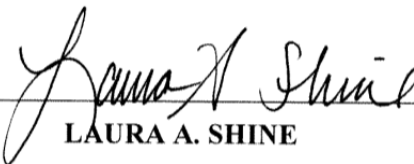
**Petition of Verizon New York Inc. for Orders of
Entry for 37 Multiple-Dwelling Unit Buildings in
the City of New York**

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 37 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 15, 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 15, 2017

SERVICE LIST

1862 E. 14th St. Realty Corp.
Attn: Brenda Geller
P.O. Box 190283
Brooklyn, NY 11219

Midwood Owners Corp.
Attn: Willie Goodard
80 Maiden Lane, #2204
New York, NY 10038

30-28 34th Street LLC
c/o Housebook Realty LLC
Attn: Jean-Pierre Touchard
30-28 34th Street
Astoria, NY 11103

3130 Realty Associates, LLC
c/o Atlas Management Realty Corp.
Attn: Thomas Anagnostopoulos
39-26 Bell Boulevard
Bayside, NY 11361

Russo LLC
Attn: Angelo Russo
162-06 Cryders Lane
Beechurst, NY 11357

46-11 88th St. Corp.
Attn: Richard McGlynn
46-11 88th Street, #MD
Flushing, NY 11373

37-25 81st Street, LLC
c/o A&E Real Estate Management, LLC
Attn: Louis Cutri
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

39-60 54th Street Owners, Inc.
c/o Alexander Wolf & Company, Inc.
Attn: John Wolf, Jr.
1 Dupont Street, #200
Plainview, NY 11803

Highpoint Associates VI, LLC
c/o Keystone Management, Inc.
Attn: Richard LaGana
15165 Ventura Boulevard, #140
Sherman Oaks, CA 91403

Park Lane South Realty Co., LLC
c/o The Pinnacle Group
Attn: Isak Radonic
1 Penn Plaza, #4000
New York, NY 10119

505 Bronx Equities LLC
c/o Tower Management Group LLC
Attn: Bobby Francis
1000 Central Avenue
Woodmere, NY 11598

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

Wales Group, LP
c/o JGV Management Corp.
Attn: Josue Velazquez
1325 Southern Boulevard, #2
Bronx, NY 10459

Quadrant Properties HDFC, Inc.
c/o Lemle & Wolff, Inc.
Attn: Lorenzo Fernandez
5925 Broadway
Bronx, NY 10463

OLR ECW, LP
c/o Reliant Realty Services, LLC
Attn: Vanessa Samuels
885 2nd Avenue, 16th Floor
New York, NY 10017

Wilton Associates Limited Partnership
c/o Prestige Management Inc.
Attn: Roselyn Gaspard
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

Rucon Properties LLC
c/o Milbrook Properties Ltd.
Attn: Rubin Pikus
42 Bayview Avenue
Manhasset, NY 11030

1038 LLC
Attn: Abraham Samuel
P.O. Box 190311
Brooklyn, NY 11219

Arezo Realty Corp.
Attn: Danny Obrani
92-12 147th Place
Jamaica, NY 11435

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

Jaikarran & Sons, Inc.
Attn: Joyce Saywack
1111 Lebanon Street
Bronx, NY 10460

5511 LLC
Attn: Jakob German
1274 49th Street, #221
Brooklyn, NY 11219

602 West 139 LLC
Attn: Fernando Alfonso
209-45 45th Road, 2nd Floor
Bayside, NY 11361

Sherman Avenue Realty LLC
c/o Goldmont Realty Corp.
Attn: Marvin Basch
1360 East 14th Street, #101
Brooklyn, NY 11230

156-23rd Street, Jackson Heights, Inc.
c/o Garden Heights Property Management, Inc.
Attn: Joseph Brunken
78-27 37th Avenue, #4
Jackson Heights, NY 11372

8317 34 Avenue LLC
Attn: Edward Sankovic
33-41 58th Street
Woodside, NY 11377

IS Lyons Depot LLC
Attn: Mike Marcic
P.O. Box 348
Jericho, NY 11753

D'Amico Realty Corp.
Attn: Vito D'Amico
148-29 Cross Island Parkway
Whitestone, NY 11357

Quisqueya Housing Company, LP
c/o Manhattan Valley Management Company, Inc.
Attn: Robin Pace
73 West 108th Street, 1st Floor
New York, NY 10025

4240 Broadway LP
Attn: Chaim Jakobovits
5308 13th Avenue, #252
Brooklyn, NY 11219

204 43rd Owners Corp.
c/o Harlington Realty Co. LLC
Attn: Kathy Valladares
156A East 83rd Street
New York, NY 10028

The Old Precinct Condominium
Attn: James Ruane
43 Herbert Street, #1B
Brooklyn, NY 11222

Bravo Plaza Condominium
c/o Douglaston Realty Management Corporation
Attn: Steve Boudourakis
42-01 235th Street
Douglaston, NY 11363

The Star Tower Condominium
Attn: Wing-Yu Ng
43-20 Union Street, #2C
Flushing, NY 11355

98-120 QB Owners Corp.
c/o Matthew Adam Properties, Inc.
Attn: Joel Kammerman
127 East 59th Street, 3rd Floor
New York, NY 10022

Vasa Management Inc.
Attn: Michael Antoniou
37-08 21st Avenue
Astoria, NY 11105

Corona 108 Realty LLC
Attn: Nick Azizi
94 Hampshire Road
Great Neck, NY 11023