

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



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

September 18, 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 27 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 27 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 27 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](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 27 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 27 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 27 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

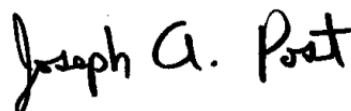
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: September 18, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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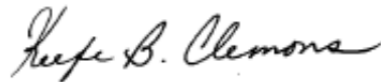
**Matter 17-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
September 18, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

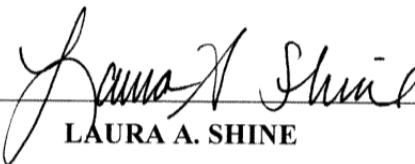
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 27 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 18, 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 18, 2017

## SERVICE LIST

228 Threestar LLC  
Attn: Charlie Jakobovits  
5308 13th Avenue, #252  
Brooklyn, NY 11219

Zurich Holding Co. LLC  
c/o Buchbinder & Warren LLC  
Attn: Rosemary Paparo  
1 Union Square West, 4th Floor  
New York, NY 10003

240-44 East 87th St. Owners Corp.  
c/o Crystal Real Estate Management Inc.  
Attn: Jackeline Monzon  
1441 Broadway, #5047  
New York, NY 10018

Beckman Hill Condominium  
c/o AKAM Associates, Inc.  
Attn: Daniel Kopel  
260 Madison Ave, 12th Floor  
New York, NY 10016

245 E. 19 Realty LLC  
c/o S.W. Management LLC  
Attn: Stuart Berger  
145 Huguenot Street, #503  
New Rochelle, NY 10801

1601 West Second Street, LLC  
c/o Steiner Management  
Attn: Andreas Steiner  
543 Bedford Avenue, #186  
Brooklyn, NY 11211

Rizaro 1940 LLC  
c/o Rizaro Realty LLC  
Attn: Robert Izsak  
P.O. Box 340816  
Brooklyn, NY 11234

Terenzo Realty Corp.  
Attn: Rosario Parlanti  
38 Bassett Avenue  
Brooklyn, NY 11234

MDM Associates LLC  
Attn: Mendel Drizin  
447 Crown Street  
Brooklyn, NY 11225

Kings Portfolio LLC  
c/o Coney Realty Group LLC  
Attn: Ezra Betech  
1499 Coney Island Avenue  
Brooklyn, NY 11230

35 Park Avenue Corp.  
c/o Key Real Estate Associates, LLC  
Attn: Arline Kob  
217 Broadway, #309  
New York, NY 10007

Fowler Court Tenants Inc.  
c/o The Andrews Organization  
Attn: Michael Dininno  
666 Broadway, 12th Floor  
New York, NY 10012

42-42 Judge Owners Corp.  
c/o United Management Corp.  
Attn: Arthur Wiener  
166 Montague Street, #1M  
Brooklyn, NY 11201

Jocara Realty LLC  
c/o Bronstein Properties, LLC  
Attn: William Gamba  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375

212 East 182nd St. Realty Corp.  
Attn: Eric Samson  
1274 49th Street, #354  
Brooklyn, NY 11219

700 East 134th Street LLC  
Attn: James Giddings  
1 Bruckner Boulevard, 2nd Floor  
Bronx, NY 10454

1726 Davidson LLC  
Attn: Jon Basmannov  
817 Westchester Avenue  
Bronx, NY 10455

960 Management Inc.  
c/o M & N Management Corp.  
Attn: Nikitas Drakotos  
5047 Broadway  
New York, NY 10034

KDA Realty Owner, LP  
c/o PRB Realty Corp  
Attn: Elsie Ortiz  
1158 Intervale Avenue  
Bronx, NY 10459

Beacon Tower Condominium  
c/o TRK Property Services, Inc.  
Attn: Howard Mandel  
430 16th Street, Storefront  
Brooklyn, NY 11215



241 West 108 Ltd.  
c/o Robert E Hill, Inc.  
Attn: Nyjha King  
279 West 231st Street, Ground Floor  
Bronx, NY 10463

John J. Cardwell, Jr.  
426 West 144th Street  
New York, NY 10031

545 West 146th Street, Inc.  
c/o Langsam Property Services Corp.  
Attn: Edith Cordona  
1601 Bronxdale Avenue, #201  
Bronx, NY 10462

Garden View Plaza Condominium  
c/o Executive Office DE Point, LLC  
Attn: Marco Liao  
20-07 127th Street  
College Point, NY 11356

Kwik Realty LLC  
c/o Successful Management Corp.  
Attn: Susan Edelstein  
145 West 71st Street, #1A  
New York, NY 10023

J & M Psaras Realty LLC  
Attn: Mike Psaras  
7916 5th Avenue  
Brooklyn, NY 11209

Outlook Point Condominium  
c/o Cornerstone Management LLC  
Attn: Frankjon Albanese  
P.O. Box 277  
Rye, NY 10580