

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



Joseph A. Post
Deputy General Counsel – NY

October 20, 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

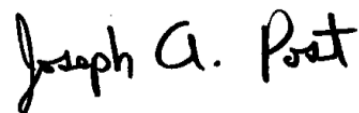
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: October 20, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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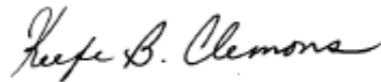
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AFFIRMATION OF KEEFE B. CLEMONS

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
October 20, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

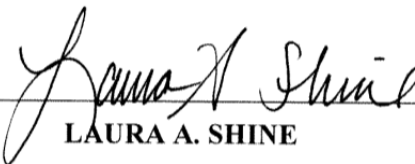
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 37 Multiple-Dwelling Unit Buildings in the City of New York was sent on October 20, 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
October 20, 2017

SERVICE LIST

Mayflower 221, LLC
c/o Michael Young Realty, Inc.
Attn: Michael Young
144-15 41st Avenue, Office
Flushing, NY 11355

259 West 10th LLC
c/o A & R Kalimian Realty, LP
Attn: Jim Sheehan
600 Lexington Avenue, 14th Floor
New York, NY 10022

44-45 Realty Associates LP
c/o Arthur Court Realty Mgt. Corp.
Attn: Rinaldo Toporovsky
179 Cedar Lane, #H
Teaneck, NJ 07666

Cadillac Realty, LLC
c/o Katz Realty Group
Attn: Ronald Katz
45-17 Marathon Parkway
Little Neck, NY 11362

1159 Brighton Realty Co. LLC
c/o Miller Management LLC
Attn: Jerry Miller
1293 East 5th Street, #1G
Brooklyn, NY 11230

736 West 186th Street Owners Corp.
c/o Blue Woods Management Group, Inc.
Attn: Gregory Delanoy
307 7th Avenue, #604
New York, NY 10001

Royal Charter Properties, Inc.
c/o Cushman & Wakefield, Inc.
Attn: Scott Webster
600 West 165th Street, #1F
New York, NY 10032

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c/o Cushman & Wakefield, Inc.
Attn: Scott Webster
600 West 165th Street, #1F
New York, NY 10032

1412 Zerega LLC
Attn: Bujar Lajqi
2430 Tratman Avenue
Bronx, NY 10461

Crescent Arms Associates
c/o Turf Company, Inc.
Attn: John Touhey
16 Court Street, #2007
Brooklyn, NY 11241

2818 Foster LLC
Attn: Eleanor Patrick
36-11 14th Avenue, #603
Brooklyn, NY 11218

42-14 Manor Apartments, Inc.
Attn: Daniel Turriago
129-13 30th Avenue, 1st Floor
Queens, NY 11356

Michael Patridge Realty Corp.
Attn: Thomas Logan
89-02 165th Street
Jamaica, NY 11432

Reade Court Condominium
c/o Maxwell-Kates, Inc.
Attn: Jared Kasper
9 East 38th Street, 6th Floor
New York, NY 10016

542 La Guardia Place Condominium
c/o The Andrews Organization
Attn: Michael Dininno
666 Broadway, 12th Floor
New York, NY 10012

2260 Washington LLC
c/o Rockaway Maintenance Partners Corp.
Attn: Uri Dreifus
207 Rockaway Turnpike, #300
Lawrence, NY 11559

2850 Creston, LLC
c/o CYA Management LLC
Attn: Eli Abramson
11 Avenue F, 3rd Floor
Brooklyn, NY 11218

Bronx Sharp Realty LLC
Attn: Josh Puderbeubel
2365 Nostrand Avenue, 2nd Floor
Brooklyn, NY 11210

Longwood Residences HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
885 2nd Avenue, 31st Floor
New York, NY 10017

Water View Village Condominium
c/o Wavecrest Management Group LLC
Attn: Boris Kushansky
87-14 116th Street
Richmond Hill, NY 11418

Access Realty Mgmt Corp.
Attn: Sol Blaustein
1808 Barnes Avenue
Bronx, NY 10462

443 Cyrus LLC
Attn: Fradel Weiss
295 Heyward Street
Brooklyn, NY 11206

100 West 162nd Street HDFC
Attn: Alfonso Polanco
100 West 162nd Street, #1C
Bronx, NY 10452

Park West Commons
c/o Goldin Management Inc.
Attn: Dan Miller
25 8th Avenue, #A
Brooklyn, NY 11217

PMV Realty LLC
Attn: Michael Johnson
438 Kingston Avenue
Brooklyn, NY 11225

Linden 305 LLC
Attn: Mike Spera
2071 Flatbush Avenue, #48
Brooklyn, NY 11234

67 Riverside Drive Corp.
c/o AKAM Associates, Inc.
Attn: Brittany Schwartz
260 Madison Avenue, 12th Floor
New York, NY 10016

Skillman Avenue Realty LLC
Attn: Gandolfo DiFiore
42-02 Astoria Boulevard
Astoria, NY 11103

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

Pacific Tower Condominium
c/o First Zone Realty & Management, Inc.
Attn: Serena Lan
35-26 Farrington Street, 2nd Floor
Flushing, NY 11354

Cathedral Tower Condominium
c/o Roxann Management Corp.
Attn: Hugo Ruiz
7110 Republic Airport, #300
Farmingdale, NY 11735

133 Fort George Avenue LLC
c/o Coltown Properties LLC
Attn: Jonathan Weinberger
85 Delancey Street
New York, NY 10002

499 Ft Washington Avenue Associates, LLC
c/o Samson Management LLC
Attn: Barry Horowitz
97-77 Queens Boulevard, #710
Rego Park, NY 11374

1501 Bay Ridge LLC
c/o FTC Management Company
Attn: Felicia Colon
249 Malcolm X Boulevard
Brooklyn, NY 11233

Safi 1531 Inc.
Attn: Naziemul Safi
1383 East 14th Street
Brooklyn, NY 11230

Richardson Condominium
Attn: Jonathan Pardo
214 Richardson Street, #10
Brooklyn, NY 11222

Allegra Realty LLC
Attn: Gerald Bertuna
1776 61st Street
Brooklyn, NY 11204