

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



Joseph A. Post
Deputy General Counsel – NY

October 26, 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 22 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 22 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 22 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 22 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 22 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 22 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

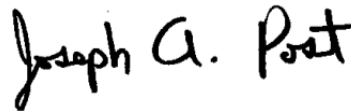
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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 26, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 22 Multiple-Dwelling Unit Buildings in
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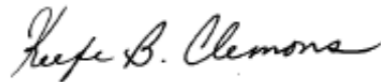
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AFFIRMATION OF KEEFE B. CLEMONS

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 26, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

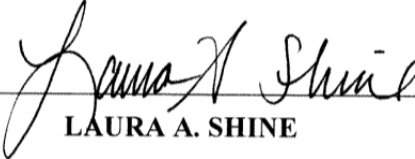
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 22 Multiple-Dwelling Unit Buildings in the City of New York was sent on October 26, 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 26, 2017

SERVICE LIST

9-11 Realty Associates, LLC
c/o Jerome Management Associates, LLC
Attn: Hale Rickman
2800 Webster Avenue, 1st Floor
Bronx, NY 10458

Kanga-Roo Realty, LLC
c/o Manhattan Skyline Management Corp.
Attn: Thomas Eschmann
101 West 55th Street
New York, NY 10019

427 Realty LLC
c/o Edel Family Management Corp.
Attn: Florence Edelstein
2207 Coney Island Avenue, Store Front
Brooklyn, NY 11223

3424 Dekalb Associates, LLC
c/o Arbeni Management Company Inc.
Attn: Beatriz Melendez
2465 Arthur Avenue
Bronx, NY 10458

3402 Realty LLC
c/o Lilmor Management LLC
Attn: Jason Korn
2003 Avenue J, #1C
Brooklyn, NY 11210

24-16 40th Corp.
c/o America Realty, LLC
Attn: Steve Stavrinides
38-08 Bell Boulevard, 2nd Floor
Bayside, NY 11361

Zorro Realty Corp.
Attn: Ira Mack
2388 Valentine Avenue
Bronx, NY 10458

2690 Morris Avenue LLC
c/o Arthur Court Realty Mgt. Corp.
Attn: Mehmed Miljus
179 Cedar Lane, #H
Teaneck, NJ 07666

Zam 936, LLC
c/o Zam Realty Management Company, LLC
Attn: Louis Zamboli
936 Intervale Avenue
Bronx, NY 10459

745 Gates HDFC
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
885 2nd Avenue, 16th Floor
New York, NY 10017

Justin's Corner, LLC
c/o Five Stars Management, LLC
Attn: Javier Monroy
1763 Pitman Avenue
Bronx, NY 10466

75-76 Third Avenue Assets II LLC
c/o The Parkoff Organization
Attn: Scott Kiaer
98 Cuttermill Road, #444S
Great Neck, NY 11021

5899 Realty LLC
Attn: Victor Roach
438 Kingston Avenue
Brooklyn, NY 11225

Triple A's Group, LLC
Attn: Halil Aksalic
1014 55th Street, #5B
Brooklyn, NY 11219

Liza Tang Pollack
326 Bay Ridge Avenue
Brooklyn, NY 11220

6309 Bay Parkway LLC
Attn: Angelo Parlanti
38 Bassett Avenue
Brooklyn, NY 11234

59 West 71 Apartments Corp.
c/o Terris Realty LLC
Attn: Lisa Jensen
55 West 39th Street, #804
New York, NY 10018

Sam Leo Weissbard, Trustee
118 West 78th Street, #1B
New York, NY 10024

RH 507-517 West 171 Street LLC
c/o Exclusive Management LLC
Attn: Joel Schapiro
35 West Street, #202
Spring Valley, NY 10977

34-35 100 Street, LLC
c/o Powertec Realty LLC
Attn: Christopher Perez
55 Lexington Avenue
Staten Island, NY 10302

The Union Garden Condominium

Attn: Ling Jieng Zhang

64-35 213th Street

Oakland Gardens, NY 11364

Cosy Homes Inc.

Attn: Brian Collins

2 Lanram Road

Tappan, NY 10983