

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



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

November 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 31 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 31 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 31 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 31 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 31 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 31 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

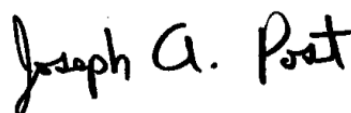
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Handwritten signature of Joseph A. Post in black ink.

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: November 15, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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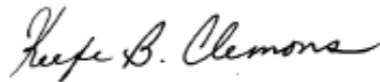
**Matter 17-\_\_\_\_\_**

**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  
November 15, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

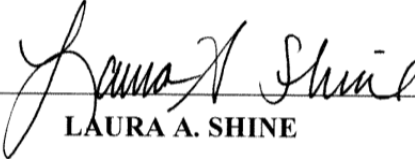
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 31 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 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  
November 15, 2017

## SERVICE LIST

3675 Realty Associates  
c/o Concord Management of NY LLC  
Attn: Joseph Maselli  
1328 New York Avenue  
Huntington Station, NY 11746

Garden Court HDFC  
c/o H.S.C. Management Corp.  
Attn: Josh Koppel  
850 Bronx River Road, #108  
Yonkers, NY 10708

Glenwood Road Properties LLC  
c/o John B. Lovett & Associates, Ltd.  
Attn: Ken Lovett  
109-15 14th Avenue  
College Point, NY 11356

2515 Glenwood Road Owners Corp.  
c/o New Bedford Management Corp.  
Attn: Jason McLaughlin  
210 East 23rd Street, 5th Floor  
New York, NY 10010

Newtown Tower Condominiums LLC  
c/o First Management Corp.  
Attn: James Demetriou  
34-03 Broadway  
Astoria, NY 11106

Hilltop Village Cooperative #One, Inc.  
c/o AKAM Associates, Inc.  
Attn: Jay Strobing  
260 Madison Avenue, 12th Floor  
New York, NY 10016

S.G. Karamullah  
85-28 Homelawn Street  
Jamaica, NY 11432

1055 College Avenue HDFC  
c/o Belmont-Arthur Avenue LDC  
Attn: Consolato Cicciu  
660 East 183rd Street  
Bronx, NY 10458

Patoba Realty LLC  
Attn: Tom Balbona  
P.O. Box 410  
Yonkers, NY 10704

Attelmar Realty LLC  
c/o SMRC Mgmt LLC  
Attn: William Goddard  
80 Maiden Lane, #2204  
New York, NY 10038

The 2155 Ocean Avenue Condominium  
c/o IDS Management, LLC  
Attn: Vladislav Marom  
131 Tehama Street, 3rd Floor  
Brooklyn, NY 11218

Oxford Court Condominium  
Attn: Dimitri Abramov  
1806 Voorhies Avenue, #3C  
Brooklyn, NY 11235

325-CPRS, LLC  
Attn: Abraham Samuel  
P.O. Box 190311  
Brooklyn, NY 11219

S.K.I. Realty, Inc.  
Attn: Michael Kiernan  
307 East 63rd Street, 3rd Floor  
New York, NY 10065

Gracie Sq.-River Corp.  
c/o Douglas Elliman Property Management  
Attn: Casey O'Connor  
675 Third Avenue, 6th Floor  
New York, NY 10017

CTK Partners, LLC  
c/o VGY LLC  
Attn: Vincent Young  
4 Haviland Lane, 1st Floor  
White Plains, NY 10605

Site Five HDFC  
c/o H.S.C. Management Corp.  
Attn: Myra Caban  
850 Bronx River Road  
Yonkers, NY 10708

Walton Heights HDFC  
c/o Fordham-Bedford Housing Corp.  
Attn: Gerard Wollweber  
2751 Grand Concourse  
Bronx, NY 10468

1803-1807 Bogart LLC  
Attn: Barbara Chmielewski  
1063 Rhineland Avenue, #1A  
Bronx, NY 10461

Bridge 202 Apartments Revitalization HDFC, Inc.  
c/o The Bridge Inc.  
Attn: Nora Kershaw  
290 Lenox Avenue, 3rd Floor  
New York, NY 10027



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

645 Ocean Avenue Associates, LP  
c/o Sterling Street Associates, LLC  
Attn: Alex Wagman  
104 South Central Avenue, #10  
Valley Stream, NY 11580

Linden166 LLC  
Attn: Joe Gugenhime  
2071 Flatbush Avenue, #48  
Brooklyn, NY 11234

Joel Aragona  
c/o The Aragona Management Group Inc.  
250 West 57th Street, #1629  
New York, NY 10107

Strivers North Condominium  
c/o Harlem Property Management, Inc.  
Attn: Jim Simari  
272 Lenox Avenue, #1B  
New York, NY 10027

Old Westminster Church Apartment Corporation  
c/o E.M. Holding Corp.  
Attn: Elia Malara  
80 Joralemon Street  
Brooklyn, NY 11201

Chauncey Housing, Inc.  
c/o The Amistad Management Corporation  
Attn: William Lucas  
43 North Central Avenue  
Valley Stream, NY 11580

The Vanderbilt Condominium  
c/o Rose Associates, Inc.  
Attn: Eric Mauskopf  
200 Madison Avenue, 5th Floor  
New York, NY 10016

Lucille C. Clark HDFC, Inc.  
c/o Concord Management of NY LLC  
Attn: Robert Ruiz  
1328 New York Avenue  
Huntington Station, NY 11746

Blake House Condominium  
Attn: Kenya McCall  
293-295 Montauk Avenue  
Brooklyn, NY 11208

Tiffany Properties LLC  
Attn: John Kapetanos  
37-76 62nd Street, Basement  
Woodside, NY 11377