

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



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

November 17, 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 34 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 34 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 34 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 34 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 34 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 34 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

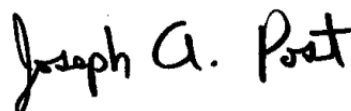
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: November 17, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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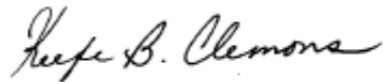
**Matter 17-\_\_\_\_\_**

**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 17, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

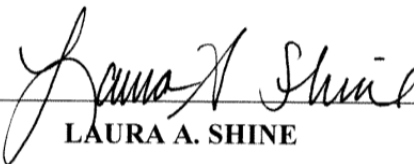
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 34 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 17, 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 17, 2017

## SERVICE LIST

Fourth Jam Development LLC  
c/o Vanguard Investors Ltd.  
Attn: Jeanie Choi  
224 Fifth Avenue, 5th Floor  
New York, NY 10001

2234 Ocean Owner's Corp.  
c/o New Bedford Management Corp.  
Attn: Sanjiv Diwan  
210 East 23rd Street, 5th Floor  
New York, NY 10010

2065 Ocean Avenue, LLC  
c/o Benson Management LLC  
Attn: Jason Korn  
2003 Avenue J, #1C  
Brooklyn, NY 11210

MSMC Residential Realty LLC  
c/o Rose Associates, Inc.  
Attn: David Spector  
200 Madison Avenue, 5th Floor  
New York, NY 10016

Greenwich and Perry Street Housing Corp.  
c/o Maxwell-Kates, Inc.  
Attn: Jared Zolna  
9 East 38th Street, 6th Floor  
New York, NY 10016

63 West Realty Corp.  
Attn: Stuart Miller  
244 West 64th Street, #1B  
New York, NY 10023

Khrishna & Shiva, LLC  
Attn: Lekhram Boodhoo  
4544 Matilda Avenue  
Bronx, NY 10470

1589 Ocean Realty Associates, Ltd.  
Attn: Chaim Katz  
P.O. Box 109  
Brooklyn, NY 11219

Georgetown Mews Owners' Corp.  
c/o Mark Greenberg Real Estate Co. Inc.  
Attn: Robert D'Amico  
1981 Marcus Avenue, #C131  
New Hyde Park, NY 11042

Silvershore Properties 41 LLC  
c/o Barmadon Management LLC  
Attn: Casey Cremona  
38 East 29th Street, 8th Floor  
New York, NY 10016

34 Woodside Realty, LLC  
c/o NHE Management Assoc., LLC  
Attn: Thomas Potvin  
90-11 160th Street, #100  
Jamaica, NY 11432

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

2065 LLC  
Attn: Jennary Dufresne  
5600A Broadway, #1  
Bronx, NY 10463

975 Walton Bronx LLC  
c/o CityLifeNY Inc.  
Attn: Allen Weiman  
975 Walton Avenue, #2000  
Bronx, NY 10452

OLR ECW HDFC, Inc.  
c/o Reliant Realty Services, LLC  
Attn: Carlos Duran  
885 2nd Avenue, 31st Floor  
New York, NY 10017

Macombs Place, LLC  
c/o Evan Roberts Company  
Attn: Peter Guillermo  
36 West 37th Street, Rear 1  
New York, NY 10018

Alcor Associates LP  
c/o Ashton Management Corp.  
Attn: Julie Peralta  
33-01 Vernon Boulevard  
Long Island City, NY 11106

Hull Avenue Realty Group LLC  
c/o Onsite Property Management Inc.  
Attn: Anthony DeRosa  
2412 Westchester Avenue, #1F  
Bronx, NY 10461

Persam Hope LLC  
Attn: Astrid Perez  
118 Knickerbocker Avenue  
Brooklyn, NY 11237

ABLS Realty Corp.  
c/o Residential Management (NY), Inc.  
Attn: Sam Becker  
1651 Coney Island Avenue, 4th Floor  
Brooklyn, NY 11230



Hope East of Fifth HDFC, Inc.  
c/o Hope Community, Inc.  
Attn: Yvette Alerte  
174 East 104th Street  
New York, NY 10029

141 East 72nd Street, Inc.  
c/o Gumley-Haft LLC  
Attn: Daniel Wollman  
415 Madison Avenue, 5th Floor  
New York, NY 10017

DAJ LLC  
c/o Franco Equities, LLC  
Attn: Joseph Franco  
101 West 69th Street, #1C  
New York, NY 10023

501 NY LLC  
Attn: Akiva Metal  
438 Kingston Avenue  
Brooklyn, NY 11225

1073 Nostrand LLC  
Attn: Eric Zhang  
1073 Nostrand Avenue  
Brooklyn, NY 11225

1599 West 10th Street, LLC  
c/o K & J Management Corp.  
Attn: David Kahn  
1327 46th Street, #1H  
Brooklyn, NY 11219

The Solita Condominium  
c/o The Andrews Organization, Inc.  
Attn: Tami Brown  
666 Broadway, 12th Floor  
New York, NY 10012

72-34 Austin Condominium  
c/o Rachlin Management Co., LLC  
Attn: Danielle Rachlin  
69-09 108th Street, #1A  
Forest Hills, NY 11375

Beige Family Realty Company LLC  
c/o Rubie's Costume Company Inc.  
Attn: Dick Roche  
1 Rubie Plaza, 2nd Floor  
Richmond Hill, NY 11418

Fine Arts Housing, Inc.  
c/o The Andrews Organization, Inc.  
Attn: Nick Vargas  
666 Broadway, 12th Floor  
New York, NY 10012

40th Street Tenants Corporation  
c/o Key Real Estate Associates, LLC  
Attn: Joan Konow  
217 Broadway, #309  
New York, NY 10007

The Morgan Condominium  
Attn: Caroline Law  
200 West 78th Street  
New York, NY 10024

3139 Broadway Investors, LLC  
Attn: Amy Abraham  
111 Great Neck Road, #514  
Great Neck, NY 11021

The 26-14 28th Street Condominium  
c/o Block Management Inc.  
Attn: Gregory Kourtesis  
23-25 31st Street, #600  
Astoria, NY 11105