

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



Joseph A. Post
Deputy General Counsel – NY

January 12, 2018

Honorable Kathleen H. Burgess
Secretary
New York State Public Service Commission
Three Empire State Plaza
Albany, NY 12223

***Re: Matter 18-____ – Petition of Verizon New York Inc. for Orders of Entry
for 58 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 58 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 58 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 58 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 18-_____

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 58 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 58 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

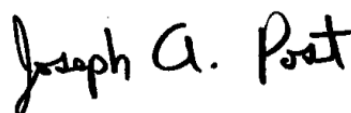
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: January 12, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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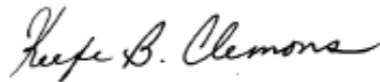
Matter 18-_____

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
January 12, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

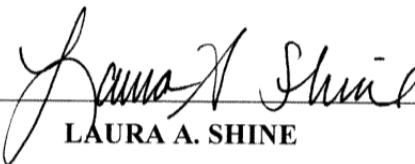
**Petition of Verizon New York Inc. for Orders of
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 58 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 12, 2018 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
January 12, 2018

SERVICE LIST

417 East 89th Street Associates, LLC
c/o Siren Management Corp.
Attn: Howard Landman
40 Exchange Place, 19th Floor
New York, NY 10005

18 Murray Street Condominium
c/o Mott & Prince Management Inc.
Attn: Vera Sung
6 Bowery, 6th Floor
New York, NY 10013

Renaissance HDFC
c/o Metro Management & Development, Inc.
Attn: Jerry Edley
42-25 21st Street
Long Island City, NY 11101

Madd West 38 LLC
c/o Meyerson Management LLC
Attn: Avi Sagy
P.O. Box 1036
Great Neck, NY 11023

142 Ludlow Street HDFC, Inc.
c/o United Jewish Council of the East Side, Inc.
Attn: Betsy Jacobson
235 East Broadway
New York, NY 10002

24th Avenue Realty LLC
Attn: Brian Shalit
1612 Kings Highway, #157
Brooklyn, NY 11229

HP Harlem Portfolio HDFC, Inc.
c/o Manhattan North Management Company, Inc.
Attn: Dennis Ovalle
107-129 East 126th Street, Management Office
New York, NY 10035

Dunbar Owner LLC
c/o GFB Management LLC
Attn: Adam Reisman
226 West 150th Street, Lower Level
New York, NY 10039

1878 7 Avenue HDFC
c/o Imani Management, Inc.
Attn: Angel Lavergne
412 Malcolm X Boulevard, Store Front
New York, NY 10037

Trustees of Columbia University
Attn: Jose Rosa
400 West 119th Street, 1st Floor
New York, NY 10027

609 West Owners Corp.
c/o Metropolitan Mobile Real Estate Management, Inc.
Attn: Frank DiDio
74 Lafayette Avenue, #201
Westbury, NY 11590

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

Overlook Terrace LLC
c/o Rotner Management Corp.
Attn: Ken Rotner
330 East 71st Street, #1E
New York, NY 10021

Mulliner & Properties Inc.
Attn: Hamdi Nezaj
2126 Muliner Avenue, Basement Apartment
Bronx, NY 10462

Zakel Realty LLC
Attn: Ely Zaken
119 Eagles Crescent
Manhasset, NY 11030

Victoria Towers Condominium
c/o Victoria Realty Group, LLC
Attn: Angela Lam
133-38 Sanford Avenue, PH B
Flushing, NY 11355

Helen Kashis
c/o Big City Property Management Inc.
Attn: Maria Alexiou
32-16 Broadway, 2nd Floor
Astoria, NY 11106

The Sohmer Piano Building Condominium
c/o The Andrews Organization, Inc.
Attn: Nick Vargas
666 Broadway, 12th Floor
New York, NY 10012

1015 Anderson Avenue HDFC
c/o Total Realty Associates Inc.
Attn: Milagros Martinez
733 Yonkers Avenue, #103
Yonkers, NY 10704

Simpson 911 Realty LLC
Attn: Manuel Frias
203 West 145th Street
New York, NY 10459

All Saints HDFC, Inc.
c/o Concord Management of NY LLC
Attn: Joe Mascelli
1328 New York Avenue
Huntington Station, NY 11746

Banner Gardens Condominium
Attn: Mariya Kreymerman
1109 Banner Avenue, #4A
Brooklyn, NY 11235

442 West 45th Street Realty LLC
c/o Davis Realty
Attn: Marvin Davis
372 West 46th Street, #A
New York, NY 10036

335 West 38th Street Cooperative Corp.
c/o Sandberg Management, Corp.
Attn: Tanya Casilla
231 West 29th Street, #901
New York, NY 10001

41 West 16th Street, Inc.
Attn: Jean McCartney
41 West 16th Street, #1B
New York, NY 10011

O. W. T. Realty Corp.
Attn: Lei Ong
446 West 46th Street, #1R
New York, NY 10036

Sahara Tower Condominium
c/o Sahara Realty Development LLC
Attn: Shelley Mubdi
150-24 86th Avenue
Jamaica, NY 11432

3900 Broadway Holding LLC
c/o Barberrry Rose Management Company, Inc.
Attn: Asti Rosairo
1024 Broadway
Woodmere, NY 11598

Demeter Properties LLC
c/o SR Nager Management, Inc.
Attn: Max Nager
106 South Elliot Place
Brooklyn, NY 11217

866 Eastern Parkway Condominium
c/o 866 Eastern Parkway Corp.
Attn: Josh Shine
383 Kingston Avenue, #50
Brooklyn, NY 11213

George Wanat
114 Bedford Avenue, #1
Brooklyn, NY 11249

26 Bay 25th LLC
Attn: Rosario DiMaggio
3105 Avenue V, #3F
Brooklyn, NY 11219

330 E. 35th LLC
c/o 9300 Realty, Inc.
Attn: Steven Croman
740 Broadway, 2nd Floor
New York, NY 10003

Three Twenty-Five Cooperative, Inc.
c/o Sandberg Management, Corp.
Attn: Louis Sandberg
231 West 29th Street, #901
New York, NY 10001

Zora Neale Hurston Houses LP
c/o C&C Apartment Management LLC
Attn: Adrian Rivera
1735 Park Avenue, 3rd Floor
New York, NY 10035

HP West Harlem Owner HDFC, Inc.
c/o C&C Apartment Management LLC
Attn: Anthony Calascibetta
1735 Park Avenue, 3rd Floor
New York, NY 10035

Trustees of Columbia University
Attn: Nelson Falcon
401 West 119th Street, 1st Floor Office
New York, NY 10027

146th Apartments LLC
c/o ZPM Management LLC
Attn: David Galabya
40 Broad Street, #605
New York, NY 10004

The 303 West 149th Street Condominium
c/o KG Properties of New York, Inc.
Attn: Michele Smith
153 West 27th Street, #406
Brooklyn, NY 10001

255 Audubon Avenue LLC
c/o Alma Realty Corp.
Attn: Nicholas Conway
31-10 37th Avenue, #500
Long Island City, NY 11101

400 Fort Washington Avenue LLC
Attn: Sam Mobasser
175 Great Neck Road, #205
Great Neck, NY 11021

BSF Inwood Holding LLC
c/o Barberry Rose Management Company, Inc.
Attn: Asti Rosario
1024 Broadway
Woodmere, NY 11598

37-91 102 Realty LLC
Attn: Steve Kokolis
255-24 Iowa Road
Little Neck, NY 11362

JM Hoyt LLC
Attn: Jacob Marciano
338 East 5th Street, #2A
Brooklyn, NY 11218

9302 Ridge LLC
Attn: Angelo Parlanti
38 Bassett Avenue
Brooklyn, NY 11234

Simon Bolivar HDFC, Inc.
c/o Manhattan Valley Management Company, Inc.
Attn: Nijema Rivera
73 West 108th Street, 1st Floor
New York, NY 10025

Thor 215 West 116th Street LLC
c/o Thor Management Company RN LLC
Attn: Elan Blum
25 West 39th Street, 2nd Floor
New York, NY 10018

Space & Structure Realty, Inc.
Attn: Rupa Mehta
28 West 36th Street, 4th Floor
New York, NY 10018

West 146th Street LP
c/o N.Y. Residential Property Works LLC
Attn: Francis Synmoie
347 Lenox Avenue
New York, NY 10027

Bradhurst Court Condominium
c/o AKAM Associates, Inc.
Attn: Jake Kushner
260 Madison Avenue, 12th Floor
New York, NY 10016

NME HDFC, Inc.
c/o Advantage Property Management Services LLC
Attn: Lakeska Baker
2844 Frederick Douglas Boulevard, Ground Floor
New York, NY 10039

400 Convent Avenue HDFC
Attn: Sandra White
400 Convent Avenue, 1st Floor Office
New York, NY 10031

1886 Amsterdam Equities Inc.
Attn: Moe Elazar
P.O. Box 570712
Whitestone, NY 11357

Ellwood, LLC
c/o Elite Management, LLC
Attn: Richard Frank
185 Bridge Plaza North, #302
Fort Lee, NJ 07024

233 West 21st Street, Inc.
c/o Tri-Star Equities, Inc.
Attn: Paul Xuereb
155 East 26th Street
New York, NY 10010

8201 Associates LLC
c/o Mannino Realty Group, LLC
Attn: Frank Mannino
2022 East 15th Street
Brooklyn, NY 11229

Realty 138 LLC
c/o Zara Realty Holding Corp.
Attn: Tony Subraj
166-07 Hillside Avenue
Jamaica, NY 11432

84-02 Briarwood LLC
c/o Silver Star Properties Corp.
Attn: Tyrone Crescioni
350 5th Avenue, #6908
New York, NY 10018