

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



Joseph A. Post
Deputy General Counsel – NY

February 8, 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 33 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 33 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 33 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 33 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 33 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 33 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

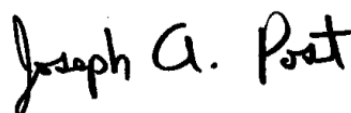
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: February 8, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 33 Multiple-Dwelling Unit Buildings in
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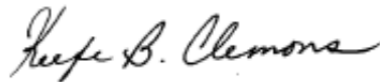
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AFFIRMATION OF KEEFE B. CLEMONS

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
February 8, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

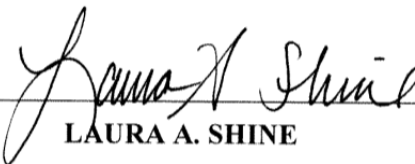
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 8, 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
February 8, 2018

SERVICE LIST

Nottingham Owners Corp.
Attn: Jacob Rieger
1846 50th Street
Brooklyn, NY 11204

320 East 65th, LLC
c/o J. R. Equities, Inc.
Attn: Stephen Rosenthal
38 East 29th Street, 10th Floor
New York, NY 10016

155 East 2 Street HDFC
c/o Veritas Property Management LLC
Attn: James Maistre
1995 Broadway, #201
New York, NY 10023

1366 East 3rd LLC
c/o O & E Realty
Attn: Evita Kolenovic
138 Highlawn Avenue
Brooklyn, NY 11223

Council Towers III HDFC
c/o Metropolitan Council on Jewish Poverty
Attn: Jeff Nearby
77 Water Street, 7th Floor
New York, NY 10005

Columbus W. 82 Apartments Corp.
c/o Superior Management Inc.
Attn: Daniel Tobias
50 Bank Street
New York, NY 10014

8645 Realty LLC
Attn: Robert Guttman
206 Lee Avenue, #2
Brooklyn, NY 11206

69-30 LLC
c/o MSK Management LLC
Attn: Moshe Kurtz
1303 53rd Street, PMB #251
Brooklyn, NY 11219

El-So Realty Co LLC
Attn: Sol Knopf
1362 51st Street
Brooklyn, NY 11219

Baydale Tenants Corp.
c/o EBMG LLC
Attn: Steven Levine
393 Old Country Road, #204
Carle Place, NY 11514

Baydale Tenants Corp.
c/o EBMG LLC
Attn: Steven Levine
393 Old Country Road, #204
Carle Place, NY 11514

Mou - Ping Realty Corp.
Attn: David Lee
59-09 Linden Street
Ridgewood, NY 11385

1940 Holding Ltd.
Attn: Al Lazar
1139 East 12th Street
Brooklyn, NY 11230

Kingsbridge Decatur Phase I Associates, LP
c/o CDC Management Corp.
Attn: Evette Marshall
One Gateway Plaza, 2nd Floor
Port Chester, NY 10573

Oz Realty LLC
c/o Hayco Corp.
Attn: Alex Hay
P.O. Box 1755
Murray Hill Station, NY 10156

941 Rogers Place HDFC
Attn: Lourdes Lanzot
941 Rogers Place, #1A
Bronx, NY 10459

Boro Park Village Phase II Condominium
c/o Providence Realty Corp.
Attn: Howard Zelcer
4813 13th Avenue
Brooklyn, NY 11219

The 50 Central Park South Condominium
c/o The Ritz-Carlton New York
Attn: Janet Terry
50 Central Park South, Residence
New York, NY 10019

KA2 Development LLC
Attn: Keyvan Frouzan
315 East 105th Street, #101
New York, NY 10029

Lerad Company LLC
c/o Manocherian Brothers
Attn: Lori Seigel
150 East 58th Street, 28th Floor
New York, NY 10155

Jonathan Abbey
Attn: Stanley Bernard
12 Gramercy Park South, 3rd Floor
New York, NY 10003

Remeeder Houses HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Eugene Schneur
885 Second Avenue, 31st Floor
New York, NY 10017

935 Pacific Street Condominium
c/o Brownstone Management LLC
Attn: Anne Darer
123 7th Avenue, #137
Brooklyn, NY 11215

1600 ATM Realty LLC
c/o Parkway Realty Group, LLC
Attn: George Cortez
1547 President Street, 1st Floor
Brooklyn, NY 11213

461 Realty LLC
Attn: Samuel Rosner
1425 38th Street
Brooklyn, NY 11218

1079 Hancock Associates, LLC
Attn: Henry Kielmanowicz
53 Papermill Road
Manhasset, NY 11030

175 East 52nd Street, LLC
c/o Hampshire Properties LLC
Attn: David Schwartz
2329 Nostrand Avenue, #500
Brooklyn, NY 11210

American Dream Realty Group LLC
c/o Teams Management LLC
Attn: Frank Pecora
1374 First Avenue, #1A
New York, NY 10021

Manhattan Valley Townhouses
c/o Tudor Realty Services Corp.
Attn: Tony Rookard
250 Park Avenue South, 4th Floor
New York, NY 10003

Manhattan Valley Townhouses
c/o Tudor Realty Services Corp.
Attn: Tony Rookard
250 Park Avenue South, 4th Floor
New York, NY 10003

Wrenbrook Realty, LP
c/o WinnResidential (NY) LLC
Attn: German Garcia
2534 Adam Clayton Powell Jr. Boulevard
New York, NY 10039

301JS LLC
c/o SMRC Mgmt LLC
Attn: Willie Goddard
80 Maiden Lane, #2204
New York, NY 10038

18 East 77th Street Housing Corporation
c/o Irvine Realty Group, Inc.
Attn: Paul Irvine
122 East 55th Street, 3rd Floor
New York, NY 10022