

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



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

March 13, 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 51 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 51 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 51 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 51 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 51 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 51 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

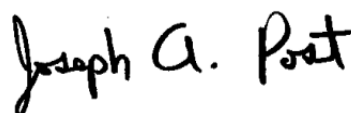
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: March 13, 2018

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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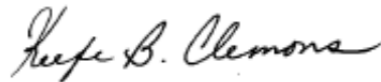
**Matter 18-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
March 13, 2018

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

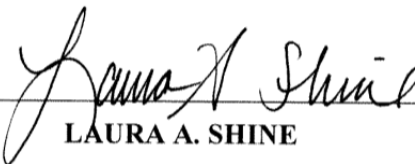
**Petition of Verizon New York Inc. for Orders of  
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**Matter 18-\_\_\_\_\_**

**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 51 Multiple-Dwelling Unit Buildings in the City of New York was sent on March 13, 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  
March 13, 2018

## SERVICE LIST

21 Jay Street Condominium  
c/o Wayfinder PM LLC  
Attn: Brian Dohnert  
20 West 20th Street, #1102  
New York, NY 10011

37-39 West 8 Associates, LP  
c/o Lisa Management, Inc.  
Attn: Piet Quackenbush  
826 Broadway, 11th Floor  
New York, NY 10003

717 SS Realty LLC  
Attn: Selim Vukovic  
P.O. Box 1250  
New York, NY 10276

GMD Properties  
Attn: Elisa DiMonda  
1765 East 19th Street, #4A  
Brooklyn, NY 11229

Manhattan Beach HDFC  
c/o Jasa Housing Management Service  
Attn: Donald Manning  
247 West 37th Street, 9th Floor  
New York, NY 10018

Harlem Shangri-La HDFC  
c/o C&C Apartment Management LLC  
Attn: Jennifer Santoro  
2730 8th Avenue, Management Office  
New York, NY 10039

Camaway Realty Inc.  
Attn: Amado Marin  
125 Sherman Avenue, #24  
New York, NY 10034

241 Sherman LLC  
c/o The Pinnacle Group  
Attn: Isak Radonicic  
1 Penn Plaza, #4000  
New York, NY 10119

Rockview Apt. Corp.  
c/o Edel Family Management Corp.  
Attn: Florence Edelstein  
2207 Coney Island Avenue  
Brooklyn, NY 11223

WH 475 West 186 Street LLC  
c/o Abro Management Corp.  
Attn: Martin Scharf  
734 West Broadway  
Woodmere, NY 11598

Sherman25 LLC  
c/o MGH Management LLC  
Attn: Dov Schreber  
P.O. Box 659  
Spring Valley, NY 10977

Mihill Perlleshi  
c/o Metohija Realty Management  
2205 Wallace Avenue  
Bronx, NY 10467

Glenwood Holding, LLC  
c/o M.P. Management, LLC  
Attn: Moshe Piller  
1274 49th Street, PMB #175  
Brooklyn, NY 11219

Scaldfiore Realty Corp.  
Attn: Josephine Mazzola  
20-64 31st Street, #A6  
Long Island City, NY 11105

Fox-Beck Street, LLC  
Attn: Brahim Rexhepi  
56 East Kingsbridge Road  
Bronx, NY 10468

Barry Martin Clinton Corp.  
Attn: Nathan Fishman  
4422 Broadway  
New York, NY 10040

Zoomer Realty Corp.  
Attn: Dave Elvin  
1404 Stebbins Avenue  
Bronx, NY 10459

985 East 174 LLC  
c/o New York City Management LLC  
Attn: Carol Chen  
381 Park Avenue South, 15th Floor  
New York, NY 10016

130 Van Cort Corp.  
Attn: Richard Laubsch  
3535 Rochambeau Avenue, Office  
Bronx, NY 10467

2751 University Ave., LLC  
c/o Kosova Realty, LLC  
Attn: Enver Rexhepi  
7 Elisha Purdy Road  
Amawalk, NY 10501



Simpson Realty Mgnt Corp.  
c/o Gilded Asset Management LLC  
Attn: Larry Rukaj  
17 Arcadian Way, #200  
Paramus, NJ 07652

1376 York Avenue Owners Corp.  
c/o Manocherian Brothers  
Attn: Lori Seigel  
150 East 58th Street, 28th Floor  
New York, NY 10155

Major Leroy Corp.  
Attn: Steven Croman  
740 Broadway, 2nd Floor  
New York, NY 10003

Hoppys Realty Corporation  
Attn: Robert Regan  
178 Clermont Avenue  
Brooklyn, NY 11205

165 Charles Street Condominium  
c/o Solstice Residential Group, LLC  
Attn: Alex Kalajian  
257 Park Avenue South, #303  
New York, NY 10010

125 Schenectady Avenue HDFC  
Attn: Latanya Byars  
125 Schenectady Avenue, #3  
Brooklyn, NY 11213

Huron Street Realty Corp  
Attn: Georgios Papadopoulos  
24-35 38th Street, 1st Floor  
Astoria, NY 11103

16 Cypress Ave Realty LLC  
Attn: Egon Birnbaum  
1721 50th Street  
Brooklyn, NY 11204

912 Linden Boulevard LLC  
Attn: Clifford Foster  
912 Linden Boulevard, #2B  
Brooklyn, NY 11203

St. Mark Affordable HDFC  
c/o Shinda Management Corp.  
Attn: Diane Anthony  
221-10 Jamaica Avenue, 3rd Floor  
Queens Village, NY 11428

1151 Realty, LLC  
c/o J.K. Management Corp.  
Attn: Jacob Kempler  
303 Beverly Road, #PR2  
Brooklyn, NY 11218

1705 Realty LLC  
c/o DOV Management, LLC  
Attn: David Nierenberg  
1388 Coney Island Avenue  
Brooklyn, NY 11230

58 Walker Street Condominium  
c/o Wayfinder PM LLC  
Attn: Brian Dohnert  
20 West 20th Street, #1102  
New York, NY 10011

New Horizons Preservation, LP  
c/o Related Management Company, LP  
Attn: Greg Degear  
200 West 111th Street, Office  
New York, NY 10026

West 163rd Street MHA HDFC  
c/o Finger Management Corp.  
Attn: Iliana McKenzie  
20 Tuckahoe Road  
Yonkers, NY 10710

143-45 Wadsworth Avenue HDFC  
Attn: Arelys Betances  
143 Wadsworth Avenue, #3C  
New York, NY 10033

1731 Cornelia Street, LLC  
Attn: Leonardo Russo  
162-06 Cryders Lane  
Whitestone, NY 11357

E.R.W., LLC  
Attn: Eric Gully  
939 Onderdonk Avenue  
Ridgewood, NY 11385

476 Broadway Condominium  
c/o Dermer Management Inc.  
Attn: Daniel Dermer  
10 East 40th Street, #1310  
New York, NY 10016

The Iris Condominium  
c/o Sackman Enterprises, Inc.  
Attn: Mario Minera  
165 West 73rd Street  
New York, NY 10023

72 West 87th Street LLC  
c/o Brusco Realty Management LLC  
Attn: Joseph Annunziata  
766 Amsterdam Avenue  
New York, NY 10025

3350 BW 136 Inc.  
c/o Silver Star Properties Corp.  
Attn: Tyrone Crescioni  
350 5th Avenue, #6908  
New York, NY 10118

501 West 156th Street HDFC  
Attn: Janifer Wilson  
501 West 156th Street, #21  
New York, NY 10032

1220 St. Nicholas Associates LLC  
c/o SDG Management Corp.  
Attn: Noey Matos  
888 7th Avenue, 24th Floor  
New York, NY 10019

Ralph Aievoli & Son, Inc.  
Attn: Joseph Aievoli  
1275 65th Street  
Brooklyn, NY 11219

The 57-59 Maspeth Avenue Condominium  
c/o Leiter Realty Group, LLC  
Attn: Maria Kontis  
750 Grand Street, #5S  
Brooklyn, NY 11211

23 Voorhies Building LLC  
c/o Stock Property Management LLC  
Attn: Richard Stockley  
2629 East 23rd Street, #B  
Brooklyn, NY 11235

Mor Seventh Avenue Owners Corp.  
c/o Buchbinder & Warren LLC  
Attn: Florence Watson  
1 Union Square West, #402  
New York, NY 10003

Soho Heritage Condominium  
c/o Douglas Elliman Property Management  
Attn: Lisa Moretti  
675 Third Avenue, 6th Floor  
New York, NY 10017

157 Hudson Street Condominium  
c/o AKAM Associates, Inc.  
Attn: Judie Ulysse  
260 Madison Avenue, 12th Floor  
New York, NY 10016

Klanstuy Realty LLC  
c/o Sharp Management Corp.  
Attn: Ben Shwadel  
2365 Nostrand Avenue, 2nd Floor  
Brooklyn, NY 11210