

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



Joseph A. Post
Deputy General Counsel – NY

June 20, 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 48 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 48 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 48 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 48 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 48 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 48 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

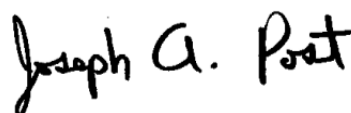
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 6th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: June 20, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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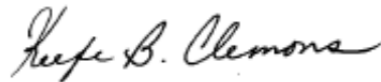
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AFFIRMATION OF KEEFE B. CLEMONS

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
June 20, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

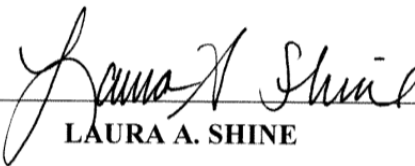
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 48 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 20, 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
June 20, 2018

SERVICE LIST

Parcel Two Co.
Attn: Moshe Herman
271 Madison Avenue, 22nd Floor
New York, NY 10016

Gramercy Park Residence Corp.
c/o J&C Lamb Management Corp.
Attn: Craig Lamb
4 Park Avenue, Mezzanine
New York, NY 10016

Capri Owners Inc.
c/o Alvic Property Management Corp.
Attn: Semyon Levin
104 Avenue O
Brooklyn, NY 11204

Clinton Hill Apts. Owners Corp.
c/o Charles H. Greenthal Management Corp.
Attn: Desi Ndreu
551 5th Avenue, #500
New York, NY 10017

55 Eastern Parkway Owners Corp.
c/o Goldin Management, Inc.
Attn: Thomas Susswell
25 8th Avenue
Brooklyn, NY 11217

MSMC Residential Realty, LLC
c/o Rose Associates, Inc.
Attn: Jay Schofield
1249 Park Avenue
New York, NY 10029

240 East 2nd Street, Corp.
c/o Robinson, Brog, Leinward, Greene, Genovese & Gluck
Attn: Roger Raimond
875 3rd Avenue, 9th Floor
New York, NY 10022

230-79 Equity Inc.
c/o Michael A. Rich, LLC
Attn: Michael Rich
70-04 Ingram Street
Queens, NY 11375

Sutter Gardens Associates LP
c/o AMS Realty Company, LLC
Attn: Martin Shnay
98 Cutter Mill Road, #240-S
Great Neck, NY 10021

Park Terrace Gardens, Inc.
c/o Douglas Elliman Property Management
Attn: Kathy Sandoval
675 Third Avenue, 6th Floor
New York, NY 10017

Grinnell HDFC
c/o Century Management Services Inc.
Attn: Jeffrey Herskovitz
440 9th Avenue, #1500
New York, NY 10001

712 Realty LLC
c/o Lilmor Management LLC
Attn: Jason Korn
2003 Avenue J, #1C
Brooklyn, NY 11210

Parsons 88 Realty LLC
c/o Zara Realty Holding Corp.
Attn: Rajesh Subraj
166-07 Hillside Avenue
Jamaica, NY 11432

Woodside Terrace Condominium
c/o Manila Management Inc.
Attn: Alex Panganiban
970 41st Street, Office
Brooklyn, NY 11219

BPS 5 LLC
c/o Asden Realty LLC
Attn: Nate Follman
3224 Grand Concourse, Suite BD
Bronx, NY 10458

2784 Morris Estates LLC
c/o Parkoff Operating Corp.
Attn: David Friedman
98 Cuttermill Road, #444S
Great Neck, NY 11021

2665 Decatur Avenue HDFC
c/o Fordham-Bedford Housing Corporation
Attn: Patrick Metellus
2751 Grand Concourse
Bronx, NY 10468

1212 College, LLC
Attn: Dennis Antonopoulos
107-15 51st Avenue
Corona, NY 11368

1801 University Associates, LLC
c/o Weiss Realty LLC
Attn: Robert Hershkowitz
3240 East Tremont Avenue
Bronx, NY 10461

104 West 174th Corp.
Attn: Alvarado Rodriguez
1391 Stebbins Avenue
Bronx, NY 10459

620 East 178 LLC
c/o Sharp Management Corp.
Attn: Daniel Caller
2365 Nostrand Avenue, 2nd Floor
Brooklyn, NY 11210

Loudal Realty Inc.
Attn: Theodore Dalmazio
2269 65th Street
Brooklyn, NY 11204

148 Bruckner LLC
c/o Strategic Management
Attn: Abe Peters
2392 Nostrand Avenue
Brooklyn, NY 11210

Jod Fund, LLC
c/o Skybrook Management LLC
Attn: Sean Sinireich
999 Central Avenue, #302
Woodmere, NY 11598

Ballagh Properties LLC
c/o Gorm Ent Management LLC
Attn: Kathleen Gormally
1432 Doris Street, #1F
Bronx, NY 10462

22576 Owners Corp.
c/o Matthew Adam Properties, Inc.
Attn: Joe Grimes
375 Pearl Street, 14th Floor
New York, NY 10038

Fernbach, LLC
c/o Tri-Star Equities, Inc.
Attn: Paul Xuereb
155 East 26 Street, Store Front
New York, NY 10010

The Porter House Condominium
c/o FirstService Residential New York, Inc.
Attn: Sam Peng
622 Third Avenue, 14th Floor
New York, NY 10017

290 Empire Realty LLC
c/o Malek Management Corp.
Attn: Robert Malek
1491 Coney Island Avenue
Brooklyn, NY 11230

5580 Realty LLC
c/o Dira Realty LLC
Attn: Troy Blount
438 Kingston Avenue
Brooklyn, NY 11225

65 North 8 Street HDFC
Attn: Aurea Suarez
65 North 8th Street, #2
Brooklyn, NY 11249

The Point Condominium
c/o Compass Construction of New York Co., Inc.
Attn: Joseph Gargano
77 Lombardy Street
Brooklyn, NY 11222

UHAB HDFC
c/o MHR Management, Inc.
Attn: John Warren
206 Malcolm X Boulevard
Brooklyn, NY 11221

4600 14th Ave. Owners Corp.
Attn: Harry Dreyfus
1462 53rd Street, Basement
Brooklyn, NY 11219

2061 Linc Owners Corp.
c/o The Andrews Organization, Inc.
Attn: Donna Ross
666 Broadway, 12th Floor
New York, NY 10012

57-65 West 93 Corp.
c/o Blue Woods Management Group, Inc.
Attn: Steve Wilson
3 West Main Street, #205
Elmsford, NY 10523

Jems New York Realty LLC
c/o Brownstone Management Corp.
Attn: Shazad Ali
88 Rivington Street, Ground Floor
New York, NY 10002

Residencia Esperanza HDFC
c/o Trion Real Estate Management LLC
Attn: Giovanni Puerta
733 3rd Avenue, 16th Floor
New York, NY 10017

Ft. George 189 LLC
c/o Bronstein Properties, LLC
Attn: Henry Castro
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

191 Realty Associates, LP
c/o SDG Management Corp.
Attn: Emflian Collado
888 7th Avenue, 24th Floor
New York, NY 10019

First N.E.S. Realty, LLC
Attn: Elizabeth Sadik
103-19 68th Road, #45
Forest Hills, NY 11375

BEC Continuum HDFC, Inc.
c/o Lisa Management, Inc.
Attn: Bridget Marachlian
826 Broadway, 11th Floor
New York, NY 10003

Park Monroe II Rehab HDFC
c/o Park Monroe HDFC
Attn: Gabriel Pacheco
132 Ralph Avenue
Brooklyn, NY 11233

Bronx Brooklyn HDFC
c/o Management 26 Inc.
Attn: Joseph Weiss
970 Boston Road, Management Office
Bronx, NY 10456

LLS Realty Associates, LLC
c/o Magim Management Inc.
Attn: Gabriella Gaspar
197 Grand Street, 5th Floor
New York, NY 10012

Synergy Star Realty Corp.
Attn: Rafael Gamba
223 11th Street
Brooklyn, NY 11215

2115, LLC
c/o Norwest Realty Management Corp.
Attn: Nick Gazivoda
287 East Gun Hill Road
Bronx, NY 10467

KEM Realty, LLC
Attn: Jacob Kaiser
1536 56th Street
Brooklyn, NY 11219