

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



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

June 26, 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 36 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 36 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 36 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 36 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 36 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 36 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

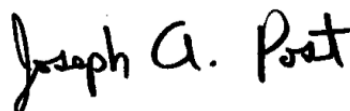
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: June 26, 2018

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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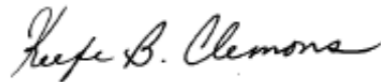
**Matter 18-\_\_\_\_\_**

**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  
June 26, 2018

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

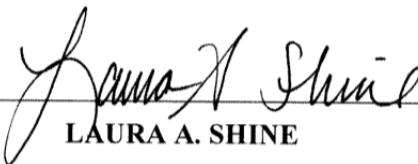
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 36 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 26, 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 26, 2018

## SERVICE LIST

68 Montague Street LLC  
c/o Olshan Properties  
Attn: Eric Gray  
600 Madison Avenue, 14th Floor  
New York, NY 10022

Menuha Realty Trust  
Attn: Moses Pavel  
181 Rutledge Street  
Brooklyn, NY 11211

RSR 190, LLC  
c/o Gilman Management Corp.  
Attn: Nelson Colon  
55 Watermill Lane, #100  
Great Neck, NY 11021

670 River Realty Corp.  
c/o Residential Management (NY), Inc.  
Attn: Phil Landau  
1651 Coney Island Avenue, 4th Floor  
Brooklyn, NY 11230

865 West End LLC  
c/o Michael Young Realty, Inc.  
Attn: Michael Young  
144-15 41st Avenue  
Flushing, NY 11355

214 River Owners Corp.  
c/o Halstead Management Company, LLC  
Attn: Lisa Gorelli  
770 Lexington Avenue  
New York, NY 10065

Twenty-Two-Forty Associates, LLC  
Attn: Manhan Kiumehr  
44 East 32nd Street, 9th Floor  
New York, NY 10016

Yale Pinehurst Associates LLC  
c/o ADI Management, Inc.  
Attn: James Saridid  
172-90 Highland Avenue  
Jamaica, NY 11432

C.R. & S. Construction Co., Inc.  
c/o Interactive Realty, LLC  
Attn: Michael Skrelja  
100 Mamaroneck Avenue, 2nd Floor  
Mamaroneck, NY 10543

286 Realty Co.  
Attn: Jaime Smith  
3153 Perry Avenue  
Bronx, NY 10467

MNM Realty I, LLC  
Attn: Michael Siew  
2217 83rd Street, #2  
Brooklyn, NY 11214

8750 Bay Parkway, LLC  
Attn: Moshe Piller  
1274 49th Street, PMB #164  
Brooklyn, NY 11219

Ocean 14 LLC  
Attn: Joseph Esses  
190 Kensington Street  
Brooklyn, NY 11235

62-60 99th Street Owner II LLC  
c/o Silverstone Property Group, LLC  
Attn: Dennis Conway  
825 3rd Avenue, 36th Floor  
New York, NY 10022

2767 Marion Avenue LLC  
Attn: Avdi Kastrati  
PO Box 170  
Allendale, NJ 07401

1138 Washington Avenue, LP  
c/o Prestige Management Inc.  
Attn: Jodi Ann Clunis  
1200 Zerega Avenue, 2nd Floor  
Bronx, NY 10462

DXK Realty Corp.  
Attn: Kevin Bolanos  
44 Chestnut Street  
Garden City, NY 11530

1731 Harrison Avenue S.I.P. HDFC  
c/o Prestige Management Inc.  
Attn: Roselyn Gaspard  
1200 Zerega Avenue, 2nd Floor  
Bronx, NY 10462

Barfield Realty Corp.  
Attn: Barrington Fields  
2675 Briggs Avenue  
Bronx, NY 10458

L.A.L. Bailey Management Co., LLC  
Attn: Raquel Hernandez  
2490 Belmont Avenue, #2  
Bronx, NY 10458



Justin's Corner, LLC  
c/o Five Stars Management, LLC  
Attn: Mark Stagg  
PO Box 9  
Purchase, NY 10577

KDA Realty Owner, LP  
c/o PRB Realty Corp.  
Attn: Elsie Ortiz  
1158 Intervale Avenue  
Bronx, NY 10459

2034 Fifth Avenue (DNP) LLC  
Attn: Sean Criger  
263 Bowery  
New York, NY 10002

Saga House Condominium  
c/o AKAM Associates, Inc.  
Attn: Lauren Katz  
260 Madison Avenue, 12th Floor  
New York, NY 10016

10 East 85th Street, Inc.  
c/o New Bedford Management Corp.  
Attn: Brauck Wesley-Busher  
210 East 23rd Street, 5th Floor  
New York, NY 10010

Parkway Heights, LLC  
c/o Prospect Management  
Attn: Judy Wurzberger  
199 Lee Avenue, #162  
Brooklyn, NY 11211

The Waverly Condominium  
Attn: Abigail Zeidler  
108 Waverly Avenue, #3  
Brooklyn, NY 11205

Chantilly Management LLC  
Attn: Martin Forrester  
2238 Renfrew Avenue  
Elmont, NY 11003

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

10 East 43rd Street LLC  
c/o Excel Bradshaw Management Group, LLC  
Attn: James Solivan  
393 Old Country Road, #204  
Carle Place, NY 11514

Canarsie Gardens Condominium  
Attn: Celian Taitt  
971 East 87th Street, #8  
Brooklyn, NY 11236

The Canal-Greenwich Condominium  
c/o The Andrews Organization, Inc.  
Attn: Jenny Almonte  
666 Broadway, 12th Floor  
New York, NY 10012

Shalyn Realty Corp.  
c/o Metropolitan Property Services, Inc.  
Attn: Matthew Weinstein  
141-50 85th Road  
Briarwood, NY 11435

Rego Park Holdings LLC  
Attn: Farhad Natsatkhoriah  
574 Middle Neck Road  
Great Neck, NY 11023

Castleton Avenue LLC  
c/o B. Gans Management, Inc.  
Attn: Bernard Gans  
110 East 30th Street, 4th Floor  
New York, NY 10016

Jovi Enterprises, Inc.  
Attn: Clara Correa  
504 Brook Avenue, #2B  
Bronx, NY 10455