

140 West Street
7th Floor
New York, NY 10007
(212) 519-4717



Joseph A. Post
Deputy General Counsel – NY

August 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 46 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 46 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 46 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 46 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 46 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 46 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

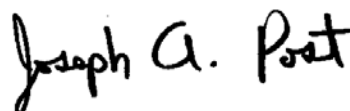
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 7th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: August 20, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 46 Multiple-Dwelling Unit Buildings in
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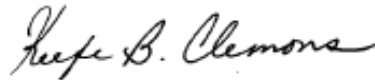
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AFFIRMATION OF KEEFE B. CLEMONS

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
August 20, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

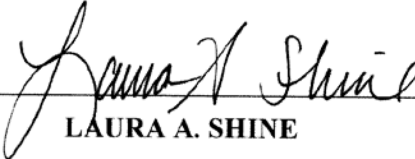
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 46 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 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
August 20, 2018

SERVICE LIST

Guardzman Tenants Corp.
c/o Grogan & Associates, Inc.
Attn: Timothy Grogan
320 East 39th Street, 3rd Floor
New York, NY 10016

231 East 10 Street HDFC
Attn: Andrew Alban
231 East 10th Street, #18
New York, NY 10003

J. T. Tai & Co. Inc.
Attn: William Hogan
18 East 67th Street
New York, NY 10065

239 Central Park West Corporation
c/o Brown Harris Stevens Residential Management, LLC
Attn: Teresa Murrell
770 Lexington Avenue, 5th Floor
New York, NY 10065

Remik Holdings LLC
Attn: Michael Daniel
234 West 147th Street, Ground Floor
New York, NY 10039

The Bennett105 Condominium
c/o The Pinnacle Group
Attn: Isak Radoncic
1 Penn Plaza, #4000
New York, NY 10119

Royal Charter Properties, Inc.
c/o Cushman & Wakefield, Inc.
Attn: Scott Severs
600 West 165th Street, #1F
New York, NY 10032

Uruci One LLC
Attn: Namik Uruci
31 Brookside Circle
Yonkers, NY 10708

John Xikis
32-57 Steinway Street
Astoria, NY 11103

Flushing Realty NY LLC
Attn: Tal Sharon
99-05 63rd Drive, #LD
Rego Park, NY 11374

Kansas Leasing Limited Liability Company
c/o Estates NY Real Estate Services LLC
Attn: Francis Caamano
40 West 57th Street, 23rd Floor
New York, NY 10019

128-25th Street, Jackson Heights, Inc.
c/o Garden Heights Property Management, Inc.
Attn: Joe Brunken
78-27 37th Avenue, #9
Jackson Heights, NY 11372

43-05 65 Realty LLC
c/o Triumph Real Estate Management LLC
Attn: Robert Simone
1633 Broadway, 46th Floor
New York, NY 10019

86-10 Owners Corp.
c/o Elite Management, Inc.
Attn: Vinny Mozilo
250-04 Jericho Turnpike, 2nd Floor
Floral Park, NY 11001

50 Grove Street Associates, LLC
c/o Thomas M. Graham & Co., Inc.
Attn: Thomas Graham
1809 Black Rock Turnpike
Fairfield, CT 06825

18 East 12th Street Condominium
c/o Maxwell-Kates, Inc.
Attn: Jared Zolna
9 East 38th Street, 6th Floor
New York, NY 10016

156 E. 84th Street Holding, LLC
Attn: Bela Danciger
1274 49th Street, PMB 545
Brooklyn, NY 11219

1915 Realty LLC
Attn: Yona Roth
1417 Avenue J
Brooklyn, NY 11230

Bronx Preservation HDFC
c/o Progressive Management
Attn: Sharon Smith
1044 Northern Boulevard, 2nd Floor
Roslyn, NY 11576

Plaza Off The Park HDFC
c/o Urban Property Management Corporation
Attn: Darrell Cannaday
600 North Broadway, #220
White Plains, NY 10603

850 Longwood Avenue HDFC
c/o Banana Kelly Community Improvement
Association, Inc.
Attn: Hope Burgess
863 Prospect Avenue, 1st Floor
Bronx, NY 10459

3203 Oxford Realty LLC
Attn: Harry Hirsch
428 Central Avenue, #201
Cedarhurst, NY 11516

DK 1545 LLC
c/o Andrick Management LLC
Attn: Chris Lukacs
223 West 115th Street, #1
New York, NY 10026

Nadanie Realty LLC
Attn: Stephanie Zile
1632 1st Avenue, #227
New York, NY 10028

Clinton 43 Holdings LLC
c/o Noam Corporation
Attn: Solomon Gottlieb
1428 36th Street, #219
Brooklyn, NY 11219

John Verrangia, Jr.
210 Smith Street, #1
Brooklyn, NY 11201

579 Washington Avenue Condominium
c/o Narrows Management of Bay Ridge, Inc.
Attn: Jon Diacomanolis
8027 3rd Avenue, 1st Floor
Brooklyn, NY 11209

1298 David Inc.
c/o Meridian Properties, LLC
Attn: James Demetriades
310 85th Street, #A2
Brooklyn, NY 11209

840-50 St. Marks Avenue HDFC
Attn: Mary Clyde
850 St. Marks Avenue, #4F
Brooklyn, NY 11213

Kingston Associates LLC
c/o Meridian Properties, LLC
Attn: James Demetriades
310 85th Street, #A2
Brooklyn, NY 11209

341 Wallabout Street Condominium
Attn: David Schwartz
85 Skillman Street, #1B
Brooklyn, NY 11205

428 E. 46th St. LLC
c/o Renaissance Realty Associates, LLC
Attn: Robert Rossetti
PO Box 403
Malverne, NY 11565

Abe Green Inc.
c/o Urbane Management Team Inc.
Attn: Edward Finkelstein
5314 16th Avenue, PMB 245
Brooklyn, NY 11204

Flatwood LLC
Attn: Steve Spera
2071 Flatbush Avenue, #48
Brooklyn, NY 11234

8201 4th Avenue, LLC
Attn: Ephraim Landau
5223 15th Avenue
Brooklyn, NY 11219

The 262 Mott Street Condominium
c/o The Andrews Organization, Inc.
Attn: Robin Miller
666 Broadway, 12th Floor
New York, NY 10012

202 W. 78th St. Tenants Corp.
c/o Synoptic Management Corp.
Attn: David Steinberg
136 West 92nd Street, #1A
New York, NY 10025

610 West 136th Street HDFC
Attn: Miguelina Tineo
610 West 136th Street, #2B
New York, NY 10031

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

200 Claremont Avenue HDFC
c/o Weber Farhat Realty Management Inc.
Attn: Moises Farhat
236 West 26th Street, #805
New York, NY 10001

Hercules Angelopoulos
1205 86th Street
Brooklyn, NY 11228

Tiffany Tower Condominium
c/o Advanced Management Services Ltd.
Attn: Ross Kramberg
26 Court Street, #804
Brooklyn, NY 11201

Butler Mews Condominium
Attn: Remko DeJong
105 Butler Street, #3F
Brooklyn, NY 11231

Markat Realty LLC
Attn: Gjorgj Gjelij
4341 Gunther Avenue, Management Office
Bronx, NY 10466

The Galaxy Tower Condominium
c/o C.H. 65 LLC
Attn: Jennifer Lin
216-36 68th Avenue
Bayside, NY 11364

Halsey Court LLC
Attn: David Dilmanian
35 North Tyson Avenue, #102
Floral Park, NY 11001