

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



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

September 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 37 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 37 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 37 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 37 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 37 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 37 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

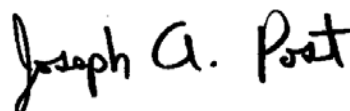
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Handwritten signature of Joseph A. Post in black ink.

JOSEPH A. POST  
140 West Street, 7<sup>th</sup> Floor  
New York, NY 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: September 13, 2018

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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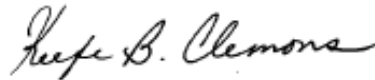
**Matter 18-\_\_\_\_\_**

**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  
September 13, 2018

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

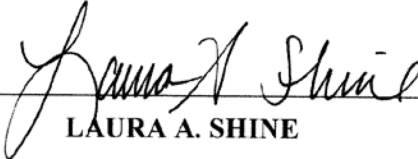
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 37 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 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  
September 13, 2018

## SERVICE LIST

350 Lincoln Place Owners Corp.  
c/o Eckstein Properties, LLC  
Attn: Shimon Eckstein  
60 Broad Street, #3503  
New York, NY 10004

320 Lincoln Place LLC  
Attn: Marc Craig  
80 Maiden Lane, #2204  
New York, NY 10038

GG Management Rentals LLC  
c/o G & G Realty Corp. II  
Attn: Soleyman Ghalchi  
792A New Lots Avenue, Office  
Bronx, NY 11208

GVS Properties, LLC  
c/o Alma Realty Corp.  
Attn: Nicholas Conway  
31-10 37th Avenue, #500  
Long Island City, NY 11101

2511 Cooper LLC  
c/o The Morgan Group LLC  
Attn: Scott Morgan  
41 West Putnam Avenue, 3rd Floor  
Greenwich, CT 06830

Avanti Realty Corp.  
c/o Verco Properties LLC  
Attn: John Verni  
One Station Plaza, #2A  
Mamaroneck, NY 10543

West Third Street Apartment Corp.  
c/o Century Management Services Inc.  
Attn: Lirim Beqiraj  
440 9th Avenue, 15th Floor  
New York, NY 10001

Robinson 1601 Realty Corp.  
c/o Malek Management Corp.  
Attn: Michael Malek  
1491 Coney Island Avenue  
Brooklyn, NY 11230

1170 Gerard Realty LLC  
Attn: Akiva Kaszovitz  
1621 51st Street  
Brooklyn, NY 11204

CPE HDFC, Inc.  
c/o Advantage Property Management Services LLC  
Attn: Lakesha Baker  
2844 Frederick Douglass Boulevard  
New York, NY 10039

1251-55 Webster Ave. LLC  
Attn: Michael Merges  
P.O. Box 570174  
Whitestone, NY 11357

Manhattan 55 Group, LLC  
c/o C. Gershon Company, Inc.  
Attn: Gary Whyte  
244 West 39th Street, 5th Floor  
New York, NY 10018

Rivington Tower Condominium  
c/o NYC Apartment Management Inc.  
Attn: Adam Kapner  
477 Madison Avenue, 6th Floor  
New York, NY 10022

Columbia Heights Realty LLC  
Attn: Patrick Gorman  
200 Columbia Heights, #4  
Brooklyn, NY 11201

Finnish Home Building Association "Alku", Inc.  
Attn: John Amman  
816 43rd Street, #5  
Brooklyn, NY 11232

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Attn: John Amman  
816 43rd Street, #5  
Brooklyn, NY 11232

961 Realty LLC  
c/o The Pinnacle Group  
Attn: Edward Suazo  
1 Penn Plaza, #4000  
New York, NY 10119

L.S. Realty (II) Limited Partnership  
c/o SMY Management Corp.  
Attn: Arthur Gross  
1580 Ocean Avenue  
Brooklyn, NY 11230

IDF Realty Associates, Inc.  
Attn: Irving Fleischman  
1303 53rd Street, #257  
Brooklyn, NY 11219

Hemlock Realty Corp.  
Attn: Christine Anderson  
1240 Albany Avenue  
Brooklyn, NY 11203



740 Associates, LP  
c/o Hager Management Inc.  
Attn: Jacob Hager  
266 Broadway, #604  
Brooklyn, NY 11211

770 Empire LLC  
Attn: Hersh Zarchi  
410 Troy Avenue  
Brooklyn, NY 11213

Berean HDFC, Inc.  
c/o LWC Management Corp.  
Attn: Cerisa Howard  
2090 Adam Clayton Powell Jr. Boulevard, #203  
New York, NY 10027

Midwood390 LLC  
Attn: Joe Gugenhime  
2047 Nostrand Avenue, #AA  
Brooklyn, NY 11210

JRPC Realty LLC  
Attn: Frederick Froston  
438 Kingston Avenue  
Brooklyn, NY 11225

Prospect Park Apartments LLC  
c/o Shamco Management Corp.  
Attn: Frank Clemente  
1901 Dorchester Road, #B2  
Brooklyn, NY 11226

Maxem Realty LLC  
c/o Almarc Realty Corp.  
Attn: Sheik Saddick  
8605 Bay Parkway, 2nd Floor  
Brooklyn, NY 11214

JS 1809 LLC  
c/o SMRC Mgmt LLC  
Attn: Mark Goodman  
80 Maiden Lane, #2204  
New York, NY 10038

2102 Realty LLC  
c/o The Pinnacle Group  
Attn: Edward Suazo  
One Penn Plaza, #4000  
New York, NY 10119

Fulton Park Associates, LP  
c/o AMS Realty Company, LLC  
Attn: Abram Shnay  
98 Cuttermill Road, #240-S  
Great Neck, NY 11021

Brooklyn United Methodist Church Home  
Attn: Sandra Pitterson-Cohen  
1485 Dumont Avenue  
Brooklyn, NY 11208

285 Hawthorne Realty, LLC  
c/o Coney Realty Group LLC  
Attn: Ezra Betech  
1499 Coney Island Avenue  
Brooklyn, NY 11230

55 Orchard Street, LLC  
Attn: Lazar Zimerbort  
54 Allen Street  
New York, NY 10002

551-565 West 190 Property LLC  
c/o Coltown Properties LLC  
Attn: Jonathan Ramirez  
85 Delancey Street  
New York, NY 10002

Flagg Place Development, LLC  
c/o C&A Seneca Construction LLC  
Attn: Anthony Seneca  
1874 Clove Road  
Staten Island, NY 10304

Granville Payne Condominium  
c/o The Wavecrest Management Team Ltd.  
Attn: Joseph Figueroa  
87-14 116th Street  
Richmond Hill, NY 11418

915 84th Street, LLC  
c/o Benson Management LLC  
Attn: Jason Korn  
2003 Avenue J, #1C  
Brooklyn, NY 11210