

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



Joseph A. Post
Deputy General Counsel – NY

September 28, 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 34 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 34 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 34 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 34 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 34 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 34 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. Donald Olsen, 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

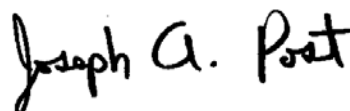
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: September 28, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 34 Multiple-Dwelling Unit Buildings in
the City of New York**

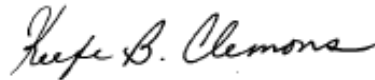
Matter 18-_____

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.



KEEFE B. CLEMONS

Dated: New York, New York
September 28, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

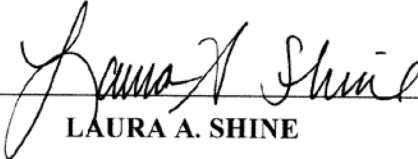
**Petition of Verizon New York Inc. for Orders of
Entry for 34 Multiple-Dwelling Unit Buildings in
the City of New York**

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 34 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 28, 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 28, 2018

SERVICE LIST

4 Tenants Corp.
c/o Midboro Management, Inc.
Attn: Michael Wolfe
333 7th Avenue, 5th Floor
New York, NY 10001

337 West 138 Holdings LLC
c/o E&M Bronx Associates LLC
Attn: Ephraim Weiss
P.O. Box 100841
Brooklyn, NY 11210

Haviland Associates LLC
c/o Chatam Management Co., Inc.
Attn: Avinash Khatri
2123 Williamsbridge Road, 2nd Floor
Bronx, NY 10461

3563 Realty LLC
Attn: Nok Balaj
3653 Bainbridge Avenue
Bronx, NY 10467

824 East 9 Owners Corp.
Attn: Samuel Kurtz
4702 15th Avenue, #A9
Brooklyn, NY 11219

Dzaferovic LLC 1
Attn: Cazim Dzaferovic
24-24 42nd Street, Ground Floor
Astoria, NY 11103

Cameron Terrace, LLC
Attn: William Haugh
164-18 43rd Avenue, #A6
Flushing, NY 11358

4410-4414 Cayuga Owners Corp.
c/o David Associates
Attn: Cody Masino
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

244-246 East 90th Street Residents, Inc.
c/o Refco Management Company, Inc.
Attn: Frank DeGuzman
14 Douglas Street
Rock Hill, NY 12775

92 Yorkville Housing Corp.
c/o Wayfinder PM LLC
Attn: Adam Jernow
20 West 20th Street, #1102
New York, NY 10011

227 East 7th Street Condominium
c/o Amazon Realty Group, LLC
Attn: Clare Sokol
151 East 3rd Street, #3E
New York, NY 10009

244-246 East 90th Street Residents, Inc.
c/o Refco Management Company, Inc.
Attn: Frank DeGuzman
14 Douglas Street
Rock Hill, NY 12775

919 Park Place Owners Corp.
c/o SMRC Mgmt LLC
Attn: Marc Goodman
80 Maiden Lane, #2204
New York, NY 10038

SG 436 LLC
c/o SMRC Mgmt LLC
Attn: Marc Goodman
80 Maiden Lane, #2204
New York, NY 10038

Jacob Frankel
c/o Star Realty Corp.
Attn: Mordechai Piller
32 Court Street, #702
Brooklyn, NY 11201

Jacob Frankel
c/o Star Realty Corp
Attn: Mordechai Piller
32 Court Street, #702
Brooklyn, NY 11201

Harjat Realty Co., LLC
Attn: Mitchell Hill
61-49 Dry Harbor Road, Basement
Middle Village, NY 11379

Creative Housing Ltd.
Attn: Stuart Gilman
3030 Emmons Avenue, #2G
Brooklyn, NY 11235

1196 Eastern Holding LLC
Attn: David Siegel
314 McDonald Avenue
Brooklyn, NY 11218

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

59 Bogart Owner, LLC
c/o New Holland Residences, LLC
Attn: Jair Gutierrez
256 West 116th Street, 3rd Floor
New York, NY 10026

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

Spencer Housing Realty LLC
c/o Park Management Inc.
Attn: Sam Goldberg
517 East New York Avenue, #A
Brooklyn, NY 11225

Park Associates Est. LLC
Attn: Dane Barkin
139-15 243rd Street
Rosedale, NY 11422

345 Manhattan Holdings LLC
c/o E&M Bronx Associates LLC
Attn: Ephraim Weiss
P.O. Box 100841
Brooklyn, NY 11210

350 West 115 LLC
c/o E&M Bronx Associates LLC
Attn: Ephraim Weiss
P.O. Box 100841
Brooklyn, NY 11210

Fresh Pond Realty Corp.
c/o Werba Realty LLC
Attn: Michael Guelly
66-45 Fresh Pond Road
Ridgewood, NY 11358

St. Johns I Associates LP
c/o Citystar Management LLC
Attn: Joseph Klein
5308 13th Avenue, #252
Brooklyn, NY 11219

HW 400 Ocean Realty LLC
Attn: Robert Malek
1491 Coney Island Avenue
Brooklyn, NY 11230

349 Broadway Group LP
c/o IAB Management Inc.
Attn: Michael Saperstein
80 Varick Street, #1A
New York, NY 10013

466 Tenants Corp.
c/o Citadel Property Management Corp.
Attn: Mark Elman
513 East 13th Street, Store Front
New York, NY 10009

101 West 77th Street, LLC
c/o West Side Management Corp.
Attn: Celso Vasquez
163 West 74th Street
New York, NY 10023

571 West 125 Street Partners
c/o Five Star Management, Co. Inc.
Attn: Walter Czolacz
616 East Palisade Avenue, #1A
Englewood Cliffs, NJ 07632

25 Lefferts LLC
c/o Metropolitan Property Services, Inc.
Attn: David Rodriguez
141-50 85th Road, #1C
Briarwood, NY 11435