November 9, 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 43 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 43 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 43 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/nypscp petitions.

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,

Joseph A. Post
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 43 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 43 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 43 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,

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

Counsel for Verizon New York Inc.

Dated: November 9, 2018
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 43 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
November 9, 2018
STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 43 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 43 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 9, 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.

Dated: New York, New York
November 9, 2018

LAURA A. SHINE
<table>
<thead>
<tr>
<th>Service List</th>
<th>Company Name</th>
<th>Address Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>549 Realty Corp.</td>
<td>Attn: John Smith</td>
<td>342 East 236th Street, Bronx, NY 10470</td>
</tr>
<tr>
<td>140 East 95th Street Owners Corp.</td>
<td>Attn: Alvin Glick</td>
<td>136 East 57th Street, 14th Floor, New York, NY 10022</td>
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<tr>
<td>Evita Realty Corp.</td>
<td>Attn: Al Lazar</td>
<td>1139 East 12th Street, Brooklyn, NY 11230</td>
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<tr>
<td>612 West 144 Realty LLC</td>
<td>Attn: Cesar Hidalgo</td>
<td>57 5th Avenue, 1st Floor, Brooklyn, NY 11217</td>
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<tr>
<td>Mardave Management Inc.</td>
<td>Attn: Magdalena Kosz</td>
<td>250 West 57th Street, #720, New York, NY 10107</td>
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<tr>
<td>Vranoc Realty Corp.</td>
<td>Attn: Iris Alicea</td>
<td>2465 Arthur Avenue, Bronx, NY 10458</td>
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<td>Future Purchase LLC</td>
<td>Attn: Victor Guevara</td>
<td>1946 Coney Island Avenue, 2nd Floor, Brooklyn, NY 11223</td>
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<td>60-68 Apartments Corp.</td>
<td>Attn: Joseph Grimes</td>
<td>375 Pearl Street, 14th Floor, New York, NY 10038</td>
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<td>Attn: Cesar Hidalgo</td>
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<tr>
<td>Mads LLC</td>
<td>Attn: Michael Kane</td>
<td>240 West 35th Street, #504, New York, NY 10001</td>
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<tr>
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<td>Syracuse Leasing LLC</td>
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<td>c/o R.Y. Management Co. Inc.</td>
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<td>Attn: Eric Clark</td>
<td>Attn: Nick Gazivoda</td>
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<tr>
<td>50 Battery Place</td>
<td>287 East Gun Hill Road</td>
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<td>New York, NY 10280</td>
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<td>Twin Parks Apartments, Inc.</td>
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<td>c/o Reliant Realty Services, LLC</td>
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<td>Attn: Fermin Garcia</td>
<td>Attn: Luis DeLaCruz</td>
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<tr>
<td>885 2nd Avenue, 16th Floor</td>
<td>P.O. Box 541168</td>
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<td>New York, NY 10017</td>
<td>Flushing, NY 11354</td>
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<td>Attn: Nelson Colon</td>
<td>Attn: Carlos Carcamo</td>
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<td>55 Watermill Lane, #100</td>
<td>2365 Nostrand Avenue</td>
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<td>Great Neck, NY 11021</td>
<td>Brooklyn, NY 11210</td>
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<td>Nelson Avenue Associates LLC</td>
<td>Urban Renaissance Collaboration LP</td>
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<tr>
<td>Attn: Eric Samson</td>
<td>Attn: Henry Rosa</td>
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<tr>
<td>1215 Eastern Parkway, #1B</td>
<td>920 Prospect Avenue, Management Office</td>
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<tr>
<td>Brooklyn, NY 11213</td>
<td>Bronx, NY 10459</td>
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<td>Bryant Avenue Associates I, LP</td>
<td>1120 College Avenue HDFC</td>
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<td>c/o Nelson Management Group, Ltd.</td>
<td>Attn: Luvenia Madison</td>
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<tr>
<td>Attn: Christine Chorny</td>
<td>1120 College Avenue, #1B</td>
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<tr>
<td>118-35 Queens Boulevard, 14th Floor</td>
<td>Bronx, NY 10456</td>
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</tbody>
</table>
Mathura's Properties LLC
Attn: Seodyal Lucknauth
1124 College Avenue
Bronx, NY 10456

ABM 75 Realty LLC
Attn: Joseph Bildirici
12 East 37th Street, 2nd Floor
New York, NY 10016

West 9th, LLC
Attn: Joyce Iskander
1841 Broadway, #1000
New York, NY 10023

209 M Corp.
Attn: Avraham Yosef
1202 Avenue U, #1089
Brooklyn, NY 11229

Oquen Complex Inc.
Attn: Allan Williams
731A Cranford Avenue, 3rd Floor
Bronx, NY 10470

1063 Madison Associates, LP
c/o Judson Realty LLC
Attn: Christine Kevilly
145 East 57th Street, 5th Floor
New York, NY 10022

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

Perez Realities LLC
Attn: Sam Farkas
5414 New Utrecht Avenue, 2nd Floor
Brooklyn, NY 11219

Norman Rich
P.O. Box 538
Bronx, NY 10463

265 Hawthorne Owners HDFC
c/o Lemle & Wolff, Inc.
Attn: James Catuogno
5925 Broadway
Bronx, NY 10463