

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



Joseph A. Post
Deputy General Counsel – NY

January 9, 2019

Honorable Kathleen H. Burgess
Secretary
New York State Public Service Commission
Three Empire State Plaza
Albany, NY 12223

***Re: Matter 19-____ – Petition of Verizon New York Inc. for Orders of Entry
for 39 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 39 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 39 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 39 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 19-_____

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 39 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 39 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

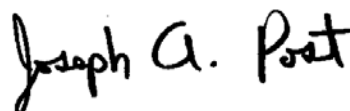
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: January 9, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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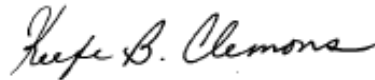
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AFFIRMATION OF KEEFE B. CLEMONS

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
January 9, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

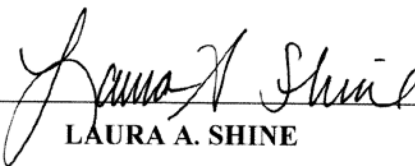
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 39 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 9, 2019 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
January 9, 2019

SERVICE LIST

Sutter Gardens Associates, LP
c/o AMS Realty Company, LLC
Attn: Martin Shnay
98 Cuttermill Road, #240S
Great Neck, NY 11021

Majestic Realty Corp.
c/o Edel Family Management Corp.
Attn: Florence Edelstein
2207 Coney Island Avenue
Brooklyn, NY 11223

Columbus 69th LLC
c/o AJ Clarke Realty Group, LLC
Attn: Magdalena Kosz
250 West 57th Street, #720
New York, NY 10107

Alps Realty of NY Corp.
Attn: Lush Preldakaj
3650 Bronx Boulevard, #1A
Bronx, NY 10467

Mansfield Realty Associates LP
c/o Property Services LLC
Attn: Alex Wagman
104 South Central Avenue, #10
Valley Stream, NY 11580

570 E. 26 Street, LLC
c/o Metropolitan Property Services, Inc.
Attn: David Rodriguez
141-50 85th Road
Briarwood, NY 11435

VRT Realty Corp.
Attn: Joerg Von Oldershausen
90-20 169th Street
Jamaica, NY 11432

Bronx Preservation HDFC
c/o Progressive Management of NY V LLC
Attn: Ilsoo Kim
1044 Northern Boulevard, 2nd Floor
Roslyn, NY 11576

Findlay House Inc.
Attn: Christopher Pignone
1175 Findlay Avenue, Office 1
Bronx, NY 10456

Jaidyn Realty HDFC
c/o MHR Management Inc.
Attn: John Warren
206 Malcolm X Boulevard
Brooklyn, NY 11221

Southern Blvd I HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
885 2nd Avenue, 16th Floor
New York, NY 10017

912 Kelly St., LLC
Attn: Felice Belfiore
54 East 125th Street, Office
New York, NY 10035

Grand & Rogers HDFC, Inc.
c/o JGV Management Corp.
Attn: Josue Velazquez
1357 Southern Boulevard, #1A
Bronx, NY 10459

26 Grove NY LLC
c/o Solil Management, LLC
Attn: John Cummings
1185 Sixth Avenue, 10th Floor
New York, NY 10036

129/82 Owners Corp.
c/o Charles H. Greenthal Management Corp.
Attn: Laura Rogan
551 5th Avenue, #500
New York, NY 10176

1020 President Partners LLC
c/o Goldmont Realty Corp.
Attn: Jonathan Samet
1360 East 14th Street, #101
Brooklyn, NY 11230

1367 Realty Co., LLC
c/o Proto Property Services LLC
Attn: Duane Almodovar
3441 Kingsbridge Avenue, 2nd Floor
Bronx, NY 10463

SG 455 LLC
c/o SMRC Mgmt LLC
Attn: Marc Goodman
80 Maiden Lane, #2204
New York, NY 10038

BK Prospect Plaza Condominium
c/o C&C Apartment Management LLC
Attn: Justin Kornvein
1735 Park Avenue, #300
New York, NY 10035

Fatsville & Company LP
c/o Nasher Realty Associates Inc.
Attn: David Young
195-11 Linden Boulevard
Saint Albans, NY 11412

Eastside Estates, LLC
Attn: Stella Vasilantonakis
48 Wall Street, 11th Floor
New York, NY 10005

Prime Realty LLC
Attn: Leonard Schwartz
5312 New Utrecht Avenue
Brooklyn, NY 11219

536 Ovington Avenue, LLC
c/o Meridian Properties, LLC
Attn: James Dimitriades
310 85th Street, #A2
Brooklyn, NY 11209

211 West Broadway Condominium
c/o The Andrews Organization
Attn: Jenny Almonte
666 Broadway, 12th Floor
New York, NY 10012

62 Greene Owners Corp.
c/o The Andrews Organization
Attn: Kosha Diaz
666 Broadway, 12th Floor
New York, NY 10012

Bolanos Properties LLC
Attn: Rosa Bolanos
44 Chestnut Street
Garden City, NY 11530

Roblinn Corp.
c/o ABC Realty
Attn: Seth Weinstein
152 West 57th Street, 12th Floor
New York, NY 10019

219 West 80th Street Condominium
c/o Metro Management & Development, Inc.
Attn: Annmarie Ferrelli
42-25 21st Street
Long Island City, NY 11101

DAK Equities Corp.
c/o AKAM Associates, Inc.
Attn: Andrew Posner
260 Madison Avenue, 12th Floor
New York, NY 10016

West 132nd Street Cluster LP
c/o N.Y. Residential Property Works LLC
Attn: Donna Synmoie
347 Lenox Avenue, Ground Floor
New York, NY 10027

Amsterdam Avenue Investor, LLC
c/o A&E Real Estate Management, LLC
Attn: Donald Hastings
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Desperation HDFC
c/o H.S.C. Management Corp.
Attn: David Perez
102 Gramatan Avenue
Mount Vernon, NY 10550

Desperation HDFC
c/o H.S.C. Management Corp.
Attn: David Perez
102 Gramatan Avenue
Mount Vernon, NY 10550

Jozef Chrostowski
8120 3rd Avenue
Brooklyn, NY 11209

Brusco West 78th Street, LLC
c/o Brusco Group, Inc.
Attn: Michael Brusco
163 West 74th Street
New York, NY 10023

473 Owners Corp.
c/o AKAM Associates, Inc.
Attn: James Gallagher
260 Madison Avenue, 12th Floor
New York, NY 10016

Manfar Associates LLC
Attn: Manoochehr Haimof
95 Delancy Street, #206
New York, NY 10002

Amherst Cortlandt Condominium
c/o Rudd Realty Management Corp.
Attn: Boris Meydid
641 Lexington Avenue, 10th Floor
New York, NY 10022

Sheremet Tahiraj
1749 Stillwell Avenue, #2
Brooklyn, NY 11223