

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



Joseph A. Post
Deputy General Counsel – NY

February 5, 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 21 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 21 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 21 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 21 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 21 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 21 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

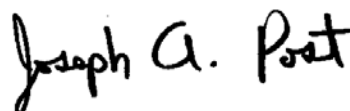
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: February 5, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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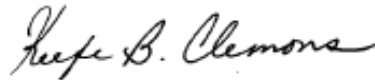
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AFFIRMATION OF KEEFE B. CLEMONS

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
February 5, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

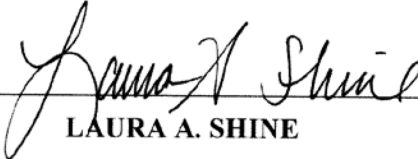
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 21 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 5, 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
February 5, 2019

SERVICE LIST

Trustees of Columbia University
c/o CMC Development LLC
Attn: Shaun Belle
4419 3rd Avenue, #3D
Bronx, NY 10457

Ivy League Apt Corp.
c/o Alvic Property Management Corp.
Attn: Semyon Levin
104 Avenue O
Brooklyn, NY 11204

2504 BPE Realty LLC
Attn: Frank Selca
2504 Bronx Park East, #1M
Bronx, NY 10467

Midwood 35th Realty LLC
Attn: David Jacobowitz
1820 Avenue M, #2236
Brooklyn, NY 11230

Endeavor Realty Corp.
Attn: George Gordon
259 East 182nd Street, #22
Bronx, NY 10457

Neighborhood Restore HDFC
c/o JGV Management Corp.
Attn: Enilda Cancel
1357 Southern Boulevard, Store 1A
Bronx, NY 10459

The 1737 East 21st Street Condominium
Attn: Isaak Lifshits
1737 East 21st Street, #3C
Brooklyn, NY 11229

Grandma-Pa Realty Ltd.
c/o R.A. Cohen & Associates, Inc.
Attn: Ross Millhiser
250 Park Avenue, #1901
New York, NY 10177

Latham Forty-Four Apartment Corp.
c/o Veritas Property Management LLC
Attn: Jay Nadler
1995 Broadway, #201
New York, NY 10023

237th Street Realty Corp.
Attn: John O'Shea
2 Southway
Bronxville, NY 10708

Zohov Realty Corp.
Attn: Rubin Dukler
1180 51st Street
Brooklyn, NY 11219

B Prospect LLC
Attn: Joel Kohn
543 Bedford Avenue, #264
Brooklyn, NY 11211

4217 16th Avenue LLC
c/o Landau Realty
Attn: Ephraim Landau
5223 15th Avenue
Brooklyn, NY 11219

251 West 74 Owners Corp.
c/o Sackman Enterprises, Inc.
Attn: Dana Vukovich
165 West 73rd Street, Ground Floor
New York, NY 10023

Whitehouse Associates, LLC
c/o Douglaston Realty Management Corp.
Attn: Steve Boudourakis
42-15 235th Street
Douglaston, NY 11363

72 West 88th Street HDFC
c/o Finger Management Corp.
Attn: Alleen DeMaria
20 Tuckahoe Road
Yonkers, NY 10710

Big Apple Corporation
c/o Beach Lane Management, Inc.
Attn: Mark Scharfman
111 North Central Park Avenue, #400
Hartsdale, NY 10530

125 W. 75 St. LLC
c/o HRM Management Corporation
Attn: Ronald Cherney
151 East 81st Street, #1E
New York, NY 10028

100 West 142nd Street HDFC
Attn: Sean Fenty
100 West 142nd Street, #4B
New York, NY 10030

Tam's Condominium
Attn: Sau Ping Chin
23 Monterey Drive
New Hyde Park, NY 11040

Rachelle Condominium
c/o Jalen Real Estate Corp.
Attn: Paula Zacharakos
7018 Fort Hamilton Parkway
Brooklyn, NY 11228