

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



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

February 22, 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 40 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 40 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 40 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 40 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 40 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 40 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

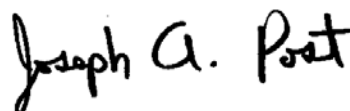
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 7<sup>th</sup> Floor  
New York, NY 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: February 22, 2019

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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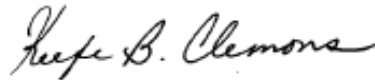
**Matter 19-\_\_\_\_\_**

**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  
February 22, 2019

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

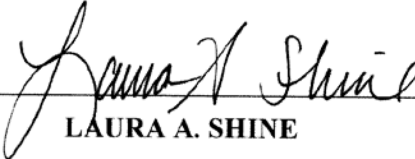
**Petition of Verizon New York Inc. for Orders of  
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 22, 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 22, 2019

## SERVICE LIST

Hudbar Associates, LLC  
c/o A.J. Clarke Real Estate Corp.  
Attn: Scott Clarke  
250 West 57th Street, #720  
New York, NY 10107

1970 Realty, LLC  
c/o J.K. Management Corp.  
Attn: Jacob Schwartz  
303 Beverly Road, #PR2  
Brooklyn, NY 11218

HP Atlantic Plaza Towers HDFC, Inc.  
c/o Nelson Management Group Ltd.  
Attn: Kevin Rafferty  
118-35 Queens Boulevard  
Forest Hills, NY 11375

140-154 W. 72 Realty LLC  
c/o S.W. Management LLC  
Attn: Issac Benashai  
145 Huguenot Street, #503  
New Rochelle, NY 10801

177 Fort Washington Property Owner LLC  
c/o Olshan Properties  
Attn: Justin Alibayos  
600 Madison Avenue, 14th Floor  
New York, NY 10022

Alpine East Realty, LLC  
Attn: John Simonlaj  
326 Fort Hill Road  
Scarsdale, NY 10583

Msgr. Edward T. Burke Senior HDFC  
c/o Progress of Peoples Management Corp.  
Attn: Stanley Celius  
191 Joralemon Street, 8th Floor  
Brooklyn, NY 11201

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

28th Avenue Associates, LLC  
c/o Bronstein Properties, LLC  
Attn: Ben Snyder  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375

28th Avenue Associates, LLC  
c/o Bronstein Properties, LLC  
Attn: Ben Snyder  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375

Base Enterprises LP  
Attn: Nick Base  
209-45 45th Road, 2nd Floor  
Bayside, NY 11361

2830 Briggs Avenue Owners, Inc.  
c/o Skyline NY Management Solutions LLC  
Attn: Nancy Rodriguez  
333 Westchester Avenue, #E2201  
White Plains, NY 10604

Gerard Court Associates, LLC  
c/o Related Management Company, LP  
Attn: Kargiene Williams  
423 West 55th Street, 9th Floor  
New York, NY 10019

Woody Heights, LLC  
c/o Evan Roberts Company  
Attn: Evan Roberts  
36 West 37th Street, Ground Floor  
New York, NY 10018

Mount Hope Renaissance HDFC, Inc.  
Attn: Mariaelena Paris  
54 East 179th Street, Ground Floor  
Bronx NY 10453

1344 University LLC  
c/o The Morgan Group LLC  
Attn: Leonor Heatcliff  
41 West Putnam Avenue  
Greenwich, CT 06830

Crown Heights Apartments LLC  
c/o The Wavecrest Management Team Ltd.  
Attn: Avi Slansky  
87-14 116th Street  
Richmond Hill, NY 11418

Colgate Towers Inc.  
Attn: Devica Ramroop  
621 West 188th Street, Front  
New York, NY 10040

SCG 311, LLC  
Attn: Joseph Soleimani  
1652 Park Avenue, #LL  
New York, NY 10035

Belto Realty Corp.  
Attn: Albert Sontag  
2307 Eastchester Road  
Bronx, NY 10469



Nancy Rothe  
c/o Eberhart Bros., Inc.  
Attn: Peter Dinkel  
312 East 82nd Street, Ground Floor  
New York, NY 10028

269 West 12th Street LLC  
c/o Available Spaces, LLC  
Attn: Edward Rich  
30 Horatio Street, #1C  
New York, NY 10014

164 East 72nd Street Corporation  
c/o Brown Harris Stevens Residential Management, LLC  
Attn: Maria Capraro  
770 Lexington Avenue, 5th Floor  
New York, NY 10065

Antoni Kolodziejczyk  
5 Hemlock Street  
East Northport, NY 11731

104-110 Grove Street HDFC  
c/o Riseboro Management Corp.  
Attn: Iris Cruz  
217 Wyckoff Avenue  
Brooklyn, NY 11237

73 Hegeman LLC  
Attn: Omari Forrester  
285 Saratoga Avenue, 1st Floor  
Brooklyn, NY 11233

Hamilton Arms Owners Corp.  
Attn: Lawrence Martire  
9323 Shore Road, #L4  
Brooklyn, NY 11209

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

119 West 71st Street Owners Corp.  
c/o Sequoia Property Management Corp.  
Attn: Oren Shapiro  
666 Lexington Avenue, #207  
Mount Kisco, NY 10549

Adeia Associates  
Attn: Jason Haitkin  
3 West 102nd Street, #B-Basement  
New York, NY 10025

Jadam Condominium  
c/o Matthew Adam Properties, Inc.  
Attn: Janusz Sikora  
375 Pearl Street, 14th Floor  
New York, NY 10038

603-607 Realty Holdings, Inc.  
Attn: Leon Lovinger  
105 East 198th Street, #B  
Bronx, NY 10468

603-607 Realty Holdings, Inc.  
Attn: Leon Lovinger  
105 East 198th Street, #B  
Bronx, NY 10468

Nema-2 Realty, LLC  
c/o Magriples & Associates, LLC  
Attn: Andrew Magriples  
21-71 Steinway Street  
Astoria, NY 11105

The Atlantic Apartments LLC  
c/o Shore Assets, Inc.  
Attn: Marc Shore  
19 West 21st Street, #902  
New York, NY 10010

Emerald Green Limited Partnership  
c/o Progressive Management of N.Y. Corp.  
Attn: Robert Ruiz  
1044 Northern Boulevard, 2nd Floor  
Roslyn, NY 11576

Jena Realty Corp.  
c/o Meridian Properties, LLC  
Attn: James Demetriades  
310 85th Street, #A2  
Brooklyn, NY 11209

The 630 Metropolitan Avenue Condominium  
c/o MCR Realty  
Attn: Charles Papaconstantinou  
561 Lorimer Street  
Brooklyn, NY 11211

901-905 Grand Street Corp.  
Attn: Ari Grosman  
54 Regent Drive  
Lido Beach, NY 11561

Machull Redevelopment Associates, LP  
c/o Urban Strategies, Inc.  
Attn: Gwen Munroe  
294 Sumpter Street, 1st Floor  
Brooklyn, NY 11233