

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



Joseph A. Post
Deputy General Counsel – NY

February 28, 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 41 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 41 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 41 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 41 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 41 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 41 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

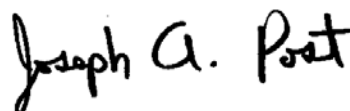
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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 28, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 41 Multiple-Dwelling Unit Buildings in
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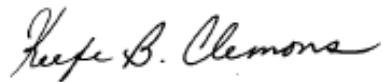
Matter 19-_____

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.



KEEFE B. CLEMONS

Dated: New York, New York
February 28, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

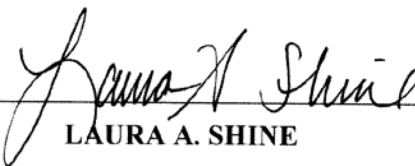
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 41 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 28, 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 28, 2019

SERVICE LIST

218 Bedford Realty, LLC
c/o Landmark Developers USA, LLC
Attn: Mayer Gombo
290 Marcy Avenue
Brooklyn, NY 11211

Sofubo LLC
c/o Finger & Finger, PC
Attn: Carl Finger
158 Grand Street
White Plains, NY 10601

231 East 76th Street, LLC
c/o Rose Associates, Inc.
Attn: Mitch Gelberg
200 Madison Avenue, 5th Floor
New York, NY 10016

Agicj West Palm Realty, LLC
Attn: Christine Armato
35-50 159th Street
Flushing, NY 11358

239-243-247 W. 21 Realty LLC
c/o S.W. Management, LLC
Attn: Isaac Benishai
502 East 79th Street, #B1
New York, NY 10075

1600 Ocean Parkway Associates
c/o Somerset Management, Ltd.
Attn: David Eshaghian
205 Lexington Avenue, #900
New York, NY 10016

Pleasant Homes, Inc.
c/o Blue Woods Management Group, Inc.
Attn: Donald Wilson
3 West Main Street, #205
Elmsford, NY 10523

S & W Realty LLC
c/o Sicherman Management Company LLC
Attn: Wolf Sicherman
1451 52nd Street
Brooklyn, NY 11219

PML I, LLC
Attn: Paul Leonardos
239 85th Street
Brooklyn, NY 11209

Drake Holding NY LLC
c/o The Alpert Group LLC
Attn: Tracey Franklin
60 Bergen Avenue
Teaneck, NJ 07666

49-15 Skillman Realty LLC
c/o S.W. Management, LLC
Attn: Isaac Benishai
502 East 79th Street, #B1
New York, NY 10075

Lexington NY Realty LLC
c/o United Management Corp.
Attn: Arthur Wiener
166 Montague Street
Brooklyn, NY 11201

Bainbridge Avenue Properties, Inc.
c/o Norwax Associates Inc.
Attn: Carlos Ramirez
73 Market Street, #376
Yonkers, NY 10710

MXR Realty LLC
Attn: Rafael Rivera
2395 Valentine Avenue, #1B
Bronx, NY 10458

Highbridge Catch Limited Partnership
c/o Wavecrest Management Group LLC
Attn: Gerry Puente
87-14 116th Street, 1st Floor
Richmond Hill, NY 11418

A & P 730 Corp.
Attn: Nush Rudaj
403 Main Street, #8
Armonk, NY 10504

Sky House Condominium
c/o Sequoia Property Management Corp.
Attn: Oren Shapiro
666 Lexington Avenue, #207
Mount Kisco, NY 10549

The 1812 Quentin Road Condominium
Attn: Yuriy Mukhanov
1812 Quentin Road, #2B
Brooklyn, NY 11229

B&K 236 LLC
Attn: Billy Ahmetaj
67 East 236th Street, Basement
Bronx, NY 10470

Brook-Sharp Realty LLC
Attn: Gricelda Aranda
2365 Nostrand Avenue, 2nd Floor
Brooklyn, NY 11210

335 East 90th Street Owners, Inc.
c/o Synoptic Management Corp.
Attn: David Steinberg
136 West 92nd Street, #1A
New York, NY 10025

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

164 Waverly Place, LLC
c/o William Gottlieb Management Co., LLC
Attn: Julio Hernandez
177 Christopher Street
New York, NY 10014

Empire View Condominium
c/o Sandberg Management Corp.
Attn: Marsha Kolker
231 West 29th Street, #901
New York, NY 10001

JR Realty Management Corp.
Attn: Genaro Morales
P.O. Box 626
Bronx, NY 10465

883 Franklin LLC
c/o Chestnut Holdings of New York, Inc.
Attn: Ben Rieder
5676 Riverdale Avenue, #307
Bronx, NY 10471

M & G Housing Corp.
Attn: Mayer Grunbaum
26 Rutledge Street
Brooklyn, NY 11249

2 Elton, LLC
Attn: Abraham Enden
5103 16th Avenue, #2R
Brooklyn, NY 11204

PLON Realty Corp.
Attn: Pablo Llorente
349 Amsterdam Avenue, 1st Floor
New York, NY 10024

SK Pearl LLC
c/o Accord Realty Services, Inc.
Attn: Noel Intner
500 5th Avenue, #1600
New York, NY 10110

HCCI Genesis Y15 HDFC
c/o WinnResidential (NY) LLC
Attn: Beverly Payne
2534 Adam Clayton Powell Jr. Boulevard
New York, NY 10039

Bradhurst Associates LLC
c/o Tryax Realty Management, Inc.
Attn: Ed Centeno
1476 Walton Avenue
Bronx, NY 10452

Rohan Rambarah
30-99 12th Street
Astoria, NY 11102

3 V Realty LLC
Attn: James Konstantatos
36-44 13th Street
Long Island City, NY 11106

The Pavillion
c/o Pavillion Board of Managers
Attn: Cori Stern
122-15 25th Road, Management Office
Flushing, NY 11354

Joseph Facchin
122-02 25th Road
Flushing, NY 11354

Ariel East Condominium
c/o Halstead Management Company, LLC
Attn: Jeffrey Klarfeld
770 Lexington Avenue, 7th Floor
New York, NY 10065

Barbizon/63 Condominium
c/o Rose Terra Management
Attn: Russell Heigel
770 Lexington Avenue, 9th Floor
New York, NY 10065

1530 East 15th Street Condominium
Attn: Sergey Badalyan
1530 East 15th Street, #6B
Brooklyn, NY 11230

National 8301 Realty Limited Partnership
c/o Estates NY Real Estate Services LLC
Attn: Denis Omeragic
40 West 57th Street, 23rd Floor
New York, NY 10019

2303 LLC

Attn: Pietro Marmorato
1242 Rhineland Avenue
Bronx, NY 10461