

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



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

March 7, 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 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/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 43 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 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

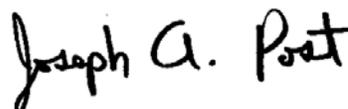
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: March 7, 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  
March 7, 2019

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

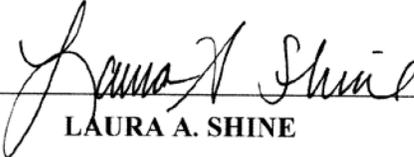
**Petition of Verizon New York Inc. for Orders of  
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**Matter 19-\_\_\_\_\_**

**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 March 7, 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  
March 7, 2019

SERVICE LIST

Bronx 3038 Holland Avenue LP  
Attn: Moshe Stahl  
114 John Street, #967  
New York, NY 10038

63rd Street Realty LLC  
Attn: Brian Shalit  
1612 Kings Highway, #157  
Brooklyn, NY 11229

West Street Realty, LLC  
Attn: Maria Santomauro  
38 Bassett Avenue  
Brooklyn, NY 11234

Thor-Go 120-125 Riverside LLC  
c/o Riverside Mgt Management LLC  
Attn: Donny Hochberg  
38 East 29th Street, 9th Floor  
New York, NY 10016

610 Realty Associates LLC  
c/o The Pinnacle Group  
Attn: Abidin Radonic  
945 Underhill Avenue, Management Office  
Bronx, NY 10473

Wilma Realty Corp.  
Attn: Carlos Arias  
500 West 169th Street  
New York, NY 10032

6 Jones Street Associates, LLC  
c/o Buchbinder and Warren, LLC  
Attn: Rachel Stowell  
1 Union Square West, #402  
New York, NY 10003

Cob Holding LLC  
Attn: Mark Halpert  
P.O. Box 189012  
Brooklyn, NY 11218

2645 Realty Associates, Inc.  
Attn: Brahim Rexhepi  
56 East Kingsbridge Road  
Bronx, NY 10468

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

1665 GC LLC  
c/o Chestnut Holdings of New York, Inc.  
Attn: Ben Rieder  
5676 Riverdale Avenue, #307  
Bronx, NY 10471

Ignacio Chabube LLC  
Attn: Brian Shalit  
2005 East 8th Street, #9  
Brooklyn, NY 11223

Sidney Nisbet  
c/o FirstService Residential New York, Inc.  
Attn: Bennett Klion  
622 Third Avenue, 14th Floor  
New York, NY 10017

2695 Heath Realty, LLC  
c/o Gjonaj Management LLC  
Attn: Victor Gjonaj  
3331 White Plains Road, 2nd Floor  
Bronx, NY 10467

New York 1791 Partners LLC  
Attn: Abe Pultman  
2392 Nostrand Avenue  
Brooklyn, NY 11210

Harbor Point Condominium  
c/o Abstract Management, LLC  
Attn: Joshua Frankel  
1378 East 28th Street  
Brooklyn, NY 11210

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

A.L.F. Pleasant, LLC  
c/o DMB Properties, Inc.  
Attn: Sergio Spodek  
1695 Lexington Avenue, Store Front #2  
New York, NY 10029

E Plus Realty, Inc.  
c/o Chilita Properties Management LLC  
Attn: Eric Lam  
90 Bowery, #406  
New York, NY 10013

4706 4 Avenue Realty LLC  
Attn: Paul Belli  
165 2nd Avenue  
Brooklyn, NY 11215

President Street Equities LLC  
c/o Shamco Management Corp.  
Attn: Zak Broder  
505 Thornall Street, #403  
Edison, NJ 08837

959 Carroll Associates LLC  
Attn: Josh Jacobs  
5414 New Utrecht Avenue  
Brooklyn, NY 11219

1184 Associates, LP  
c/o Star Realty Corp.  
Attn: Mordechai Piller  
32 Court Street, #505  
Brooklyn, NY 11201

51776 Realty LLC  
c/o Dira Realty LLC  
Attn: Akiva Metal  
438 Kingston Avenue  
Brooklyn, NY 11225

125/135 Hawthorne Street Owners Corp.  
c/o Maxx Properties  
Attn: Reginald Boyd  
600 Mamaroneck Avenue, 5th Floor  
Harrison, NY 10528

236 E 16 St. Realty LLC  
Attn: Aaron Cynamon  
1470 Flatbush Avenue  
Brooklyn, NY 11210

Tina & Kay Estates Inc.  
Attn: Angelo Mallas  
8302 6th Avenue, #2A  
Brooklyn, NY 11209

785 East 4th Associates LLC  
c/o Property Services, LLC  
Attn: Alex Wagman  
104 South Central Avenue, #10  
Valley Stream, NY 11580

KIR Properties, LLC  
Attn: Isaac Wade  
4614 18th Avenue  
Brooklyn, NY 11204

Park 44 Corp.  
c/o Solstice Residential Group, LLC  
Attn: Alex Kalajian  
257 Park Avenue South, #303  
New York, NY 10010

Cap102 Realty LLC  
Attn: Wayne Caputo  
131 West 87th Street, #2B  
New York, NY 10024

160 W. 95 Owners, Inc.  
c/o Maxwell-Kates, Inc.  
Attn: Gil Lopez  
9 East 38th Street, 6th Floor  
New York, NY 10016

Charles Patterson  
c/o Synoptic Management Corp.  
Attn: David Steinberg  
136 West 92nd Street, #1A  
New York, NY 10025

Cathedral Parkway Development LP  
c/o TPM Management, LLC  
Attn: Jose Serrano  
1669 University Avenue  
Bronx, NY 10453

BHL Realty Corp.  
Attn: Joseph Beitler  
310 West 93rd Street  
New York, NY 10025

617 West 141 Street Partners LLC  
c/o Goldmont Realty Corp.  
Attn: Jonathan Samet  
1360 East 14th Street, #101  
Brooklyn, NY 11230

The 750 Riverside Drive Condominium  
c/o The Pinnacle Group  
Attn: Abidin Radoncic  
1 Penn Plaza, #4000  
New York, NY 10119

811 Associates, LLC  
c/o Orin Management LLC  
Attn: Luis DeLaCruz  
200 West 16th Street, 1st Floor  
New York, NY 10011

285 Fiya Partners LLC  
c/o Heritage Realty, LLC  
Attn: Brian Newman  
619 West 54th Street, #10A  
New York, NY 10019

Nine-G Cooperative, Inc.  
c/o New Bedford Management Corp.  
Attn: Paula Swiderski  
210 East 23rd Street, 5th Floor  
New York, NY 10010

Landnox Palace Condominium  
c/o New Golden Age Realty Inc.  
Attn: Candy Xia  
9 East Broadway, 2nd Floor  
New York, NY 10038

Leanna Realty LLC  
Attn: John Ingravallo  
1448 65th Street  
Brooklyn, NY 11219

26/32 N LLC  
c/o Vendome Property Management Company, Inc.  
Attn: Trevor Martin  
330 Spring Street, #1E  
New York, NY 10013