

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



Joseph A. Post
Deputy General Counsel – NY

May 13, 2019

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

***Re: Matter 19-____ – Petition of Verizon New York Inc. for Limited Orders
of Entry for 28 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 28 Multiple-Dwelling Unit Buildings in the City of New York.

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 a survey of the property in preparation for 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". The signature is written in a cursive, slightly slanted style.

Joseph A. Post

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
Orders of Entry for 28 Multiple-Dwelling Unit
Buildings in the City of New York**

Matter 19-_____

PETITION FOR LIMITED ORDERS OF ENTRY

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 28 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

Specific Location of the Properties

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 28 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 enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

Proof of Service of Notice of Intention to Install Cable Television Facilities and Service

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and

Service, as required by 16 NYCRR Part 898. 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 pre-installation surveys.

Indemnification

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey, and that it has insurance covering such pre-installation survey work, proof of which can be produced upon request.

Pre-Installation Survey Work Will Be Conducted Without Prejudice to the Owner's Right to Receive Just Compensation

7. The proposed pre-installation survey 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 for the Pre-Installation Surveys

8. Verizon's formal efforts 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 survey the properties 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 the survey by Verizon pending building renovations or other activity. Verizon will continue attempting to

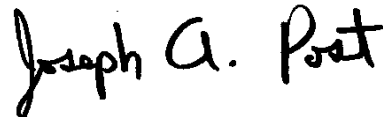
work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

Opportunity for the Owner to Answer the Petition

9. The owner of each MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, 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, 7th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: New York, New York
May 13, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
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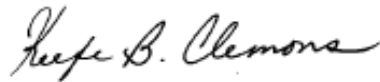
Matter 19-_____

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
May 13, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

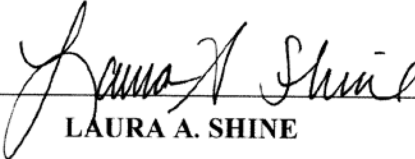
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 28 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 13, 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
May 13, 2019

SERVICE LIST

523-533 Tenants Corp.
c/o FirstService Residential New York Inc.
Attn: Nickey McGrowder
622 Third Avenue, 14th Floor
New York, NY 10017

Tara Mgt, LLC
c/o Vuksanaj Realty LLC
Attn: Marash Vuksanaj
271 East Kingsbridge Road, #A1
Bronx, NY 10458

Oceanview II Condominium
Attn: Anton Nozhntsky
727 Ocean View Avenue, #B3
Brooklyn, NY 11235

Jomel Associates, Inc.
c/o Taormina Holding Corp.
Attn: Joseph Taormina
427 East 74th Street, 1st Floor
New York, NY 10021

Plaza Residences, LP
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
909 Third Avenue, 21st Floor
New York, NY 10022

Richard Giancola
90 79th Street
Brooklyn, NY 11209

5641 Realty LLC
Attn: James Mullings
438 Kingston Avenue
Brooklyn, NY 11225

315 82nd Street LLC
c/o Roebing Property Partners LLC
Attn: Chris Dulac
30 Broad Street, #1472
New York, NY 10004

Peter Kokenakos
97 80th Street
Brooklyn, NY 11209

23 Midblock Tenants Corp.
Attn: Colleen Glazer
23 West 83rd Street, Ground Floor
New York, NY 10024

488 Amsterdam Realty LLC
Attn: Zalmen Biederman
183 Wilson Street, PMB #234
Brooklyn, NY 11211

2728 Broadway HDFC
Attn: Cynthia Caesar
2728 Broadway, #3D
New York, NY 10025

New 242 West 109 LLC
c/o Novel Property Ventures, LLC
Attn: Benjamin Moradifar
27 Union Square West, #503
New York, NY 10003

133 W 145 LLC
c/o Evan Roberts Company
Attn: Russell Perlmutter
36 West 37th Street, 2nd Floor
New York, NY 10018

Dave Friedman 1, LLC
Attn: Dave Friedman
2 Marbridge Road
Lawrence, NY 11559

Mayflower Arms LLC
Attn: Nathan Fishman
4422 Broadway, Box #330
New York, NY 10040

Jamaica Realty LLC
Attn: Freddy Mendoza
549 Empire Boulevard, #100
Brooklyn, NY 11225

2044 7th Avenue HDFC
c/o Prestige Management Inc.
Attn: Adrienne Thomas
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

Heights 170 LLC
c/o Bronstein Properties, LLC
Attn: Joe Masino
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

1061 Glenmore Owners Corp.
Attn: Chandrika Dhanraj
149-42 114th Place
South Ozone Park, NY 11420

Franz G. Realty Corp.
Attn: Frantz Germain
76 Miller Avenue
Brooklyn, NY 11207

1020 E & E LLC
Attn: Cheryl Saunders
4804 Clarendon Road
Brooklyn, NY 11203

1022 E & E LLC
Attn: Cheryl Saunders
4804 Clarendon Road
Brooklyn, NY 11203

Seaside Condominium
Attn: Alexander Eydelman
2943 Brighton 4th Street, #4A
Brooklyn, NY 11235

2249 Realty Group, LLC
Attn: Dani Selmanovic
175 Radcliff Road
Staten Island, NY 10305

Marine Holdings Corp.
Attn: Gus Sekas
9449 Ridge Boulevard
Brooklyn, NY 11209

213 Utica Avenue, LLC
Attn: Herbie Mingo
1314 Albemarle Road
Brooklyn, NY 11226

Jarc Realty Company, Inc.
c/o Jalen Real Estate Corp.
Attn: Paula Zacharakos
7018 Fort Hamilton Parkway
Brooklyn, NY 11228