

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



Joseph A. Post
Deputy General Counsel – NY

May 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 46 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 46 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 46 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 46 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 46 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 46 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

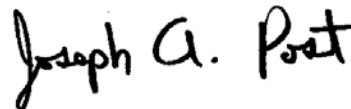
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: May 22, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 46 Multiple-Dwelling Unit Buildings in
the City of New York**

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 22, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

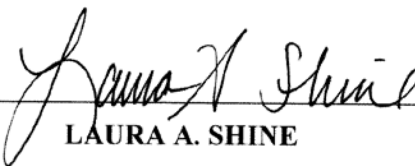
**Petition of Verizon New York Inc. for Orders of
Entry for 46 Multiple-Dwelling Unit Buildings in
the City of New York**

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 46 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 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
May 22, 2019

SERVICE LIST

50 Avenue B, LLC
c/o DSA Management Co., Inc.
Attn: Arik Lifshitz
60 Madison Avenue, #1111
New York, NY 10010

932 Carroll LLC
c/o Pinnacle Group NY LLC
Attn: Marc Barhorin
222 Lenox Road
Brooklyn, NY 11226

916 Carroll St LLC
c/o Pinnacle Group NY LLC
Attn: Marc Barhorin
222 Lenox Road
Brooklyn, NY 11226

Maritime at Carroll Gardens Condominium
c/o E.M. Holding Corp.
Attn: Kathleen Malara
80 Joralemon Street, #1
Brooklyn, NY 11201

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

30 East 85th Street Condominium
c/o Wallack Management Co., Inc.
Attn: Burton Wallack
441 Lexington Avenue, 4th Floor
New York, NY 10017

163 Realty LLC
c/o Hellman Management
Attn: Marvin Hellman
5414 New Utrecht Avenue
Brooklyn, NY 11219

BMK Realty LLC
Attn: Abhas Chaudhuri
1983 West 11th Street
Brooklyn, NY 11223

525 East 13 LLC
c/o Ogrin Associates LLC
Attn: Mara Cohen
106 Washington Avenue, 2nd Floor
Pleasantville, NY 10570

Madison Jackson Corp.
c/o Mott & Prince Management Inc.
Attn: Mo Qing Tan
6 Bowery, 6th Floor
New York, NY 10013

West Broadway Arches, Inc.
c/o Buchbinder & Warren LLC
Attn: Rosemary Paparo
1 Union Square West, 4th Floor
New York, NY 10003

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

Greystone Properties West End LLC
c/o Greystone Management Corp.
Attn: Anne Goldrach
30 Vesey Street, #1700
New York, NY 10007

Audubon 550 W 171, LLC
c/o Galil Management LLC
Attn: Richard Davies
975 Walton Avenue, #1000
Bronx, NY 10452

Lap Partners LLC
Attn: Fernando Alfonso
209-45 45th Road, #2
Bayside, NY 11361

Audubon Avenue, LLC
c/o M.P. Management
Attn: Moshe Piller
1274 49th Street, PMB #175
Brooklyn, NY 11291

1601 Plymouth Avenue, LLC
c/o Luigi Mondelli Management
Attn: Tina Mondelli
2919 Middletown Road
Bronx, NY 10461

Flishmans Realty Corp.
Attn: Christina Gelaj
279-281 East 204th Street
Bronx, NY 10467

Side Kicks Ridge Associates, LLC
c/o Stellar Management
Attn: Bobby Guttenberg
156 William Street, 10th Floor
New York, NY 10038

Macombs Village Associates LP
c/o Ashton Management Corp.
Attn: Anette Rodriguez
33-01 Vernon Boulevard
Long Island City, NY 11106

Mount Hope Renaissance HDFC, Inc.
c/o Prestige Management Inc.
Attn: Roselyn Gaspard
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

824-834 E. 161st Street HDFC
c/o Dougert Management Corp.
Attn: Eric Vazquez
2881 Middletown Road, Ground Floor
Bronx, NY 10461

605 East 169th Street HDFC
c/o Urban Property Management Corp.
Attn: Darrell Cannaday
55 West 116th Street, #381
New York, NY 10026

4445 Post Owners Ltd.
c/o Robert E. Hill, Inc.
Attn: Marion Marcinkus
279 West 231st Street, Store Front
Bronx, NY 10463

Orips LLC
Attn: Spiridon Kourkoumelis
23-21 BQE West
Astoria, NY 11103

Akhlaq Khan
1025 East 14th Street, #1C
Brooklyn, NY 11230

165 West End Avenue Property LLC
c/o Bay Abstract Corp.
Attn: David Fainkich
25 Reeve Place
Brooklyn, NY 11218

1270 Ocean Avenue LLC
c/o Deergrow Developments LLC
Attn: Mordechai Koslowitz
3008 Avenue J, Store Front
Brooklyn, NY 11210

Claremont Homes, LLC
c/o ABJ Properties, Inc.
Attn: Joseph Soleimani
1652 Park Avenue, #LL
New York, NY 10035

Clinton Classics, Inc.
c/o Sal-Jon Realty Management Corp.
Attn: Salvatore Loduca
653 152nd Street, #2R
Whitestone, NY 11357

1601 65th Realty, LLC
c/o Vlahakis Management LLC
Attn: Theodore Vlahakis
2247 Benson Avenue
Brooklyn, NY 11214

Perthori Realty LLC
c/o Ted Bouzalas Realty Corp.
Attn: Eleni Kombeseles
9002 5th Avenue
Brooklyn, NY 11209

M.P. Realty, LLC
Attn: Saul Palace
1276 50th Street, 2nd Floor
Brooklyn, NY 11219

71 Park Avenue Condominium
c/o Sterling Equities, Inc.
Attn: Franco Stavrinou
111 Great Neck Road, #408
Great Neck, NY 11021

47 Fort Washington Avenue HDFC
Attn: Ana Cordero
47 Fort Washington Avenue, Office
New York, NY 10032

Filippa Canicatti
c/o Andro Properties, LLC
Attn: Girolamo Canicatti
154-90 Riverside Drive
Whitestone, NY 11357

HP Sunset Park III HDFC, Inc.
c/o GFB Management LLC
Attn: David Friedman
5302 6th Avenue, Rear Office
Brooklyn, NY 11220

1280 Dean Street LLC
c/o Nagnus Management, LLC
Attn: Berel Nagel
383 Kingston Avenue, #366
Brooklyn, NY 11213

8020 Fourth Avenue Owners Corp.
c/o Maxx Properties
Attn: Gerald Haak
600 Mamaroneck Avenue
Harrison, NY 10528

MSCH Properties, LLC
c/o Petros Realty Services Inc.
Attn: James Hatgipetros
8634 18th Avenue
Brooklyn, NY 11214

MD 216 LLC
c/o Milbrook Properties Ltd.
Attn: Rubin Pikus
42 Bayview Avenue
Manhasset, NY 11030

Strata Realty Corp.
c/o Garfield Development Corp.
Attn: Alan Garfield
950 3rd Avenue, #2604
New York, NY 10022

3405 Broadway HDFC
c/o Dynasty Property Management Inc.
Attn: Robert Friedman
216 West 104th Street, #B
New York, NY 10025

141 Broadway Associates, LLC
c/o SDG Management Corp.
Attn: Noey Matos
888 7th Avenue, 24th Floor
New York, NY 10106

1080 Ovington Avenue Inc.
c/o Napco Realty, Ltd.
Attn: Dean Nakos
6807 11th Avenue
Brooklyn, NY 11219

124 Parrott LLC
Attn: John Geroulanos
128 Marine Avenue, #1L
Brooklyn, NY 11209