July 18, 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 35 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 35 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,

Joseph A. Post

[Signature]

Joseph A. Post
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 35 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. Verizone seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 35 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, Verizone seeks permission to enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizone’s cable television facilities at the MDU, to allow Verizone 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 Verizone. 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,

[Signature]

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
July 18, 2019
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Limited
Orders of Entry for 35 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
July 18, 2019
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Limited Orders of Entry for 35 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 Limited Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 18, 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.

Dated: New York, New York
July 18, 2019

LAURA A. SHINE
SERVICE LIST

Avon Place Realty, LLC
Attn: Ruzanna Vaysman
P.O. Box 1996
Livingston, NJ 07039

1083 St. Nicholas Ave Owners LLC
c/o Nieuw Amsterdam Property Management, LLC
Attn: Boruch Hersh
243 Fifth Avenue, #409
New York, NY 10016

Bozider Stopanjac
66-61 79th Street
Middle Village, NY 11379

1532-1609 Ocean Ave LLC
c/o Tamrak Management Inc.
Attn: Zev Miltz
972 Route 45, #204
Pomona, NY 10970

1800 L Associates LLC
Attn: Edith Fried
1841 58th Street
Brooklyn, NY 11204

Bremen House, Inc.
Attn: Billur Akipek
220 East 86th Street, 4th Floor
New York, NY 10028

JED Management Realty LLC
Attn: Vinko Zadrima
2025 Continental Avenue, Office
Bronx, NY 10461

2230 University Avenue LLC
c/o D.B.W. Property Associates, Inc.
Attn: Bradley Wolfset
3211 Bainbridge Avenue
Bronx, NY 10467

Clay-Walton, LP
c/o Belmont Arthur Avenue LDC
Attn: Consolato Cicciu
660 East 183rd Street
Bronx, NY 10458

Grand & Rogers HDFC, Inc.
c/o JGV Management Corp.
Attn: Josue Velazquez
1357 Southern Boulevard, Store 1A
Bronx, NY 10459
Bronx RE Holdings LLC
Attn: Chaim Perl
144 Woodruff Avenue
Brooklyn, NY 11226

Colmore, Inc.
Attn: Helga Kelm
10905 Berryland Court
Oakton, VA 22124

149-151 Carroll Street Condominium
Attn: Christopher Merone
356 Court Street
Brooklyn, NY 11231

120 First Place Realty LLC
Attn: Shirley Panebianco
8832 7th Avenue
Brooklyn, NY 11228

Aquar, Inc.
Attn: Robert Jezierski
151 1st Avenue, #208
New York, NY 10003

361 Maple Street, LLC
Attn: Patrick Smith
361 Maple Street, Basement
Brooklyn, NY 11225

West Sterling Realty LLC
c/o Dira Realty LLC
Attn: Edwards Darwin
438 Kingston Avenue
Brooklyn, NY 11225

L. & K. Realty Corp.
Attn: Kenneth Redguard
2502 Cortelyou Road, #4A
Brooklyn, NY 11226

C & E Land, LLC
Attn: Canute Williams
283 Lindenmere Drive
Merrick, NY 11566

Ho-Chu Yao
c/o Top Year Realty & Management, Inc.
138-70 Elder Avenue, #3M
Flushing, NY 11355