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New York, NY 10007  
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Joseph A. Post  
Deputy General Counsel  
State Regulatory Affairs – NY

July 23, 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 35 Multiple-Dwelling Unit Buildings in the City of New York**

Dear Secretary Burgess:

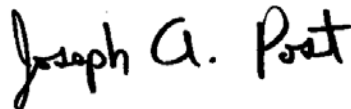
Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 35 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,



Joseph A. Post

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
Entry for 35 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 35 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 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, 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

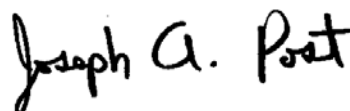
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: July 23, 2019

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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the City of New York**

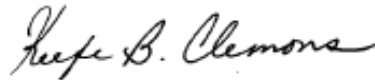
**Matter 19-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
July 23, 2019

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

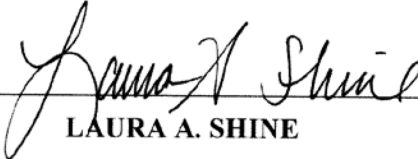
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 23, 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  
July 23, 2019

SERVICE LIST

SG 159 LLC  
c/o SMRC Mgmt LLC  
Attn: Stanley Gallant  
80 Maiden Lane, #2204  
New York, NY 10038

Creative Housing Ltd.  
Attn: Stuart Gilman  
3030 Emmons Avenue, #2G  
Brooklyn, NY 11235

934 Carroll, LLC  
c/o N.M.D., LLC  
Attn: Felicia Colon  
249 Malcolm X Boulevard  
Brooklyn, NY 11235

Ahi Ezer Kings Highway HDFC, Inc.  
c/o AEMH Management Corp.  
Attn: Eliot Harary  
1879 East 3rd Street  
Brooklyn, NY 11223

564 Associates LLC  
Attn: Robert Guttman  
61 Harrison Avenue, #2J  
Brooklyn, NY 11211

1660 Realty, LLC  
c/o Lilmor Management LLC  
Attn: Jason Korn  
2003 Avenue J, #1C  
Brooklyn, NY 11210

One East River Place Realty Company II, LLC  
c/o Solow Management Corp.  
Attn: Anthony Calicchio  
9 West 57th Street, 45th Floor  
New York, NY 10019

Nicholas Drobenko  
P.O. Box 6313  
Astoria, NY 11106

80 East End Owners Corp.  
c/o Douglas Elliman Property Management  
Attn: Eileen Cannon  
675 Third Avenue, 6th Floor  
New York, NY 10017

Shorefront Apartments, LLC  
Attn: Alan Polen  
1735 East 13th Street, Office  
Brooklyn, NY 11229

1702 Associates, LLC  
Attn: Maria Piperakis  
1735 Marine Parkway  
Brooklyn, NY 11234

Kings Eldorado LLC  
c/o Gutman Management Co. Inc.  
Attn: Mark Berger  
4907 18th Avenue, 2nd Floor  
Brooklyn, NY 11204

3133 Brighton Realty LLC  
c/o M.J. Orbach Associates, Inc.  
Attn: Michael Orbach  
70 West 36th Street, #10B  
New York, NY 10018

Sadik Rugova LLC  
Attn: Bobby Rugova  
2130 Williamsbridge Road, #1E  
Bronx, NY 10461

MVN Realty LLC  
c/o Meridan Properties, LLC  
Attn: James Dimitriades  
310 85th Street, #A2  
Brooklyn, NY 11209

The Bay Parkway Terrace Condominium  
c/o Alvic Property Management Corp.  
Attn: Semyon Levin  
104 Avenue O  
Brooklyn, NY 11204

715 E 32 LLC  
c/o Most Reliable Management Corp.  
Attn: Michael Weissman  
4313 18th Avenue  
Brooklyn, NY 11218

CLS Realty LLC  
c/o Ador Housing and Development LLC  
Attn: Eliezer Spira  
5318 New Utrecht Avenue  
Brooklyn, NY 11219

2828 Kings Assets LLC  
c/o Parkoff Organization  
Attn: Gregory Bazhdari  
98 Cuttermill Road, #444S  
Great Neck, NY 11021

Bridge Side Development, LLC  
Attn: Anthony Giannola  
28-21 Astoria Boulevard, Management Office  
Astoria, NY 11102



Madrid Towers, Inc.  
Attn: Joseph Dilluvio  
33-63 157th Street  
Flushing, NY 11354

23 Canal Street LLC.  
Attn: Naomi Blumenthal  
125 East 17th Street, #21  
New York, NY 10003

Burke Plaza HDFC  
c/o Grenadier Realty Corp.  
Attn: Jorge Vazquez  
1945 Vyse Avenue, Management Office  
Bronx, NY 10460

2395 Holding Ltd.  
Attn: Sol Zalman  
1246 Sage Street  
Far Rockaway, NY 11691

Lyra Associates LLC  
Attn: Joan Razza  
915 Yonkers Avenue, #198  
Yonkers, NY 10704

OLR MM HDFC, Inc.  
c/o Reliant Realty Services, LLC  
Attn: Fermin Garcia  
909 3rd Avenue, 21st Floor  
New York, NY 10022

7913 Bay Parkway Tenants Corp.  
c/o Jalen Management Company  
Attn: Paula Zacharakos  
7018 Fort Hamilton Parkway, Store Front  
Brooklyn, NY 11228

Midwood Elm Condominium  
c/o Old Man Sachs LLC  
Attn: Zion Danino  
2474 McDonald Avenue  
Brooklyn, NY 11223

278 Summit LLC  
Attn: Sam David  
4416 18th Avenue, #150  
Brooklyn, NY 11204

2679 Decatur Realty LLC  
c/o Sheridan Management LLC  
Attn: Ari Lowy  
129 North County Line Road, #148  
Jackson, NJ 08527

11 East 92nd Street Tenants Corp.  
Attn: Robert Dorf  
11 East 92nd Street  
New York, NY 10128

147 88th Street LLC  
c/o Zalmen Management LLC  
Attn: Sam Klein  
3810 14th Avenue  
Brooklyn, NY 11218

Mhany 1999 HDFC  
c/o Mhany Management Inc.  
Attn: Ismene Speliotis  
1 Metro Tech Center North, 11th Floor  
Brooklyn, NY 11201

Mhany 1999 HDFC  
c/o Mhany Management Inc.  
Attn: Ismene Speliotis  
1 Metro Tech Center North, 11th Floor  
Brooklyn, NY 11201

Ken Development LLC  
c/o 232 Realty 3 Corp.  
Attn: Kai Demler  
211 West 58th Street, #1  
New York, NY 10019