August 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 42 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 42 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 42 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,

Joseph A. Post
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 42 Multiple-Dwelling Unit Buildings in the City of New York

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 42 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 42 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,

[Signature]

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

Counsel for Verizon New York Inc.

Dated: August 7, 2019
Petition of Verizon New York Inc. for Orders of Entry for 42 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.

kee B. Clemons

KEEFE B. CLEMONS

Dated: New York, New York
August 7, 2019
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 42 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 42 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 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.

Dated: New York, New York
August 7, 2019

LAURA A. SHINE
SERVICE LIST

The State House I, LLC
c/o Pine Management Inc.
Attn: Thomas Rohlman
78 Manhattan Avenue, Basement Office
New York, NY 10025

OTA Vanderbilt, LLC
c/o Oak Tree Management Ltd.
Attn: Elizabeth Alverson
264 6th Avenue, Basement
Brooklyn, NY 11215

264 Sixth Ave. Owners Corp.
c/o Oak Tree Management Ltd.
Attn: Elizabeth Alverson
264 6th Avenue, Basement
Brooklyn, NY 11215

Horseshoe Realty LLC
c/o Brownstone Professional Services Corp.
Attn: Shazad Ali
88 Rivington Street, 1st Floor
New York, NY 10002

213 East 89th St. Associates, LLC
c/o Liberty Enterprises, Inc.
Attn: Raquel Concepcion
109 Spencer Place
Mamaroneck, NY 10543

210 E. 90th St. Owners Inc.
c/o Friedman Management Corp.
Attn: Donna Katzeff
770 Lexington Avenue, #18
New York, NY 10065

626 East 9 Street HDFC
c/o ICM Real Estate, Inc.
Attn: Susana Hernandez
317 East 3rd Street
New York, NY 10009

RMH Assets LLC
Attn: Roben Rabanipour
84 East 2nd Street
New York, NY 10003

139 E. 66 St. Corporation
c/o Kyrous Realty Group Inc.
Attn: Harriet Kyrous
263 West 38th Street, #15E
New York, NY 10018

308 E 109th Street, LLC
c/o ABR Builders, LLC
Attn: Samantha Sharaga
39 West 38th Street, #1100W
New York, NY 10018
The 35 McDonald Avenue Condominium
c/o Advanced Management Services
Attn: Jenalyn Joseph
26 Court Street, #804
Brooklyn, NY 11242

Carroll Street Associates LLC
c/o Building Equity Management LLC
Attn: Michael Vinocur
1261 Broadway, #812
New York, NY 10001

Lincoln64 Flats LLC
c/o WM Realty Mgmt I LLC
Attn: Aron Witzniter
5318 New Utrecht Avenue, 2nd Floor
Brooklyn, NY 11219

165 East 19th Street GSA I LLC
c/o Highcastle Management LLC
Attn: Philisha James
270 Madison Avenue, 19th Floor
New York, NY 10016

5609 Realty Corp.
c/o Hager Management Inc.
Attn: Jacob Hager
266 Broadway, #604
Brooklyn, NY 11211

880 Realty LLC
Attn: Robert Guttmann
206 Lee Avenue
Brooklyn, NY 11206

Phillip Korb
1519 59th Street
Brooklyn, NY 11219

65 North Moore Condominium
c/o Matthew Adam Properties, Inc.
Attn: Rosemarie Soto
375 Pearl Street, #1410
New York, NY 10038

385 Third Avenue HDFC
c/o Metropolitan Council on Jewish Poverty
Attn: Jeffry Nearby
77 Water Street, 7th Floor
New York, NY 10005

Central Park Studios, Inc.
c/o Halstead Management Company, LLC
Attn: David Kalbfeld
770 Lexington Avenue, 7th Floor
New York, NY 10065
Point Grace Capital LLC
c/o Heritage Realty, LLC
Attn: Joseph Aryeh
619 West 54th Street, #10A
New York, NY 10019

4-10 West 101 Street Owners Corp.
c/o New Bedford Management Corp.
Attn: Paula Swiderski
210 East 23rd Street, 5th Floor
New York, NY 10010

60-68 West 107 Associates LLC
c/o Lineage Properties LLC
Attn: Ben Herskowitz
1 State Street, 32nd Floor
New York, NY 10004

611 West 176th Street Realty, LLC
c/o OneSource Property Management Services Inc.
Attn: John Gojcaj
31 South Street, #2N-2
Mount Vernon, NY 10550

Liv Hudson Heights LLC
c/o Heritage Realty, LLC
Attn: Brian Newman
619 West 54th Street, #10A
New York, NY 10019

Capira Realty, LLC
Attn: Juan Rodriguez
41-49 45th Street, Office
Sunnyside, NY 11104

4515 Realty LLC
c/o Theo Management Corporation
Attn: George Theodosopoulos
254-24 Northern Boulevard
Little Neck, NY 11363

196-23rd Street, Jackson Heights, Inc.
c/o Garden Heights Property Management, Inc.
Attn: Joe Brunken
78-27 37th Avenue, #9
Jackson Heights, NY 11372

195-24th Street, Jackson Heights, Inc.
c/o Garden Heights Property Management, Inc.
Attn: Joe Brunken
78-27 37th Avenue, #9
Jackson Heights, NY 11372

171-24th Street, Jackson Heights, Inc.
Attn: Tom Kavanagh
34-30 81st Street, #31
Jackson Heights, NY 11372
164-23rd Street, Jackson Heights, Inc.  
c/o Garden Heights Property Management, Inc.  
Attn: Joe Brunken  
78-27 37th Avenue, #9  
Jackson Heights, NY 11372

Jodom, Inc  
Attn: Tina Young  
51-56 70th Street  
Woodside, NY 11377

Garden North Condominium  
c/o Bethel Management Inc.  
Attn: Veronica Wong  
7 Chatham Square, #608  
New York, NY 10038

PMS White Street LLC  
c/o Garden Management LLC  
Attn: Joseph Weiss  
331 Rutledge Street, #208  
Brooklyn, NY 11211

18-30 Realty Co. LLC  
c/o Parkway Realty Associates LLC  
Attn: Margareta Miller  
4711 12th Avenue, #A8  
Brooklyn, NY 11219

Rantis Realty Corp.  
Attn: Evangelina Roumbakos  
332 92nd Street  
Brooklyn, NY 11209

200-202 West 107th Street, LLC  
c/o Hirth Real Estate Entities LLC  
Attn: Michell Hirth  
P.O. Box 467  
P.O.B. 467  
Cedarhurst, NY 11516

West 146th Street LP  
c/o N.Y. Residential Property Works LLC  
Attn: Francis Synmoie  
347 Lenox Avenue, 1st Floor  
New York, NY 10027

Bath Bay Condominium  
Attn: Duan Zou  
2761 Bath Avenue, #1D  
Brooklyn, NY 11214

293 Dahlgren Owners Corp.  
Attn: Barbara Donohue  
293 Dahlgren Place, #4C  
Brooklyn, NY 11228
1312 Ovington LLC
c/o Felicia Colon Management Inc.
Attn: Shari Serrano
249 Malcolm X Boulevard
Brooklyn, NY 11233

Nea Realty Corp.
c/o Meridian Properties, LLC
Attn: James Dimitriades
310 85th Street, #A2
Brooklyn, NY 11209