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New York, NY 10007
(212) 519-4717
joseph.a.post@verizon.com

Joseph A. Post
Deputy General Counsel
State Regulatory Affairs – NY

August 13, 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 31 Multiple-Dwelling Unit Buildings in the City of New York**

Dear Secretary Burgess:

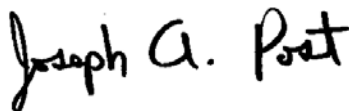
Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 31 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 31 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 31 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 31 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 31 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

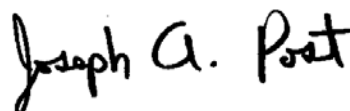
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: August 13, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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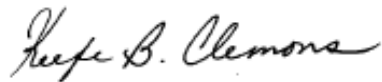
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AFFIRMATION OF KEEFE B. CLEMONS

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
August 13, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

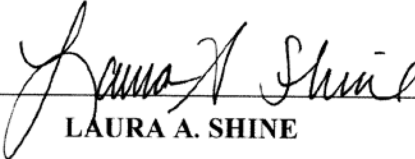
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 31 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 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
August 13, 2019

SERVICE LIST

84 William Street Property Owner LLC
c/o SHK Management, Inc.
Attn: Lauren Barbot
84 William Street
New York, NY 10038

Beekman Tenants Corp.
Attn: Tom Gallant
575 Park Avenue
New York, NY 10065

64th Street - Third Avenue Associates LLC
c/o Carlyle Construction Corp.
Attn: Michael Dimson
340 East 46th Street
New York, NY 10017

58th Street Capital LLC
c/o Halstead Management Company, LLC
Attn: David Kalbfeld
770 Lexington Avenue, 7th Floor
New York, NY 10065

145 East 15th Street Tenants Corp.
c/o Orsid Realty Corp.
Attn: Justine Delagana
1740 Broadway, 2nd Floor
New York, NY 10019

224 East 48th Street LLC
c/o SKS Enterprises LLC
Attn: Susan Sahim
347 5th Avenue, #910
New York, NY 10016

610-620 West 141 Holdings LLC
c/o Galil Management LLC
Attn: Effi Weiss
P.O. Box 100841
Brooklyn, NY 11210

Acquisition America XI, LLC
c/o Empire Management America Corp.
Attn: Ramin Shalom
347 Fifth Avenue, #1600
New York, NY 10016

Broadway HDFC, Inc.
c/o Broadway Housing Communities, Inc.
Attn: Rodney Nelson
583 Riverside Drive, 7th Floor
New York, NY 10031

500 FTW LLC
c/o Dalan Management Associates, Inc.
Attn: Daniel Wrublin
134 West 25th Street, 2nd Floor
New York, NY 10001

Nostrand EG, LLC
c/o ATD Consulting & Management Inc.
Attn: Abraham Davies
3004 Avenue L
Brooklyn, NY 11210

46-06 Management Services LLC
Attn: Yu Niu
46-06 Bowne Street
Flushing, NY 11355

M & N Management LLC
Attn: Nikitas Drakotos
5047 Broadway, Ground Floor
New York, NY 10034

Carldan Apts II, LLC
Attn: Stephen Wolinetz
900 Willis Avenue
Albertson, NY 11507

Rachael Rena LLC
Attn: Alan Feurman
66-10 149th Street, #2D
Flushing, NY 11367

Bronx Phase II Housing Company, Inc.
c/o Reliant Realty Services, LLC
Attn: Yves Martinez
909 Third Avenue, 21st Floor
New York, NY 10022

Selga Realty Corp.
Attn: Evan Karetzy
2509 Webster Avenue
Bronx, NY 10458

David Sadofsky
151 Highview Street
Mamaroneck, NY 10543

133 East 84th Street LLC
c/o New Park Management LLC
Attn: Scott Kiaer
98 Cuttermill Road, #444S
Great Neck, NY 11021

714 Greenwich Street LLC
c/o A.J. Clarke & Son, Inc.
Attn: Magalena Koss
250 West 57th Street, #720
New York, NY 10107

Mt. Pleasant HDFC Inc.
c/o Concord Management of NY LLC
Attn: Michael Rooney, Jr.
1328 New York Avenue
Huntington Station, NY 11746

Park Slope Sackett Condominium
c/o Narrows Management of Bay Ridge, Inc.
Attn: Jon Diacomanolis
8027 3rd Avenue
Brooklyn, NY 11209

Wyckoff Heights Realty Inc.
c/o SLJ Management Group LLC
Attn: Solomon Jacobs
144 Spencer Street
Brooklyn, NY 11205

RH 912 Saratoga Ave LLC
c/o Rhodium Capital Advisors LLC
Attn: Jacob Weinberg
46 Main Street, #339
Monsey, NY 10952

2801 Beverly Realty LLC
Attn: Stravros Haviaras
8302 6th Avenue, #2A
Brooklyn, NY 11209

111 W77th LLC
c/o Building Equity Management LLC
Attn: Michael Vinocur
1261 Broadway, #812
New York, NY 10001

682 Inwood Owner LLC
c/o Dalan Management
Attn: Daniel Wrublin
134 West 25th Street, 5th Floor
New York, NY 10001

Mariya Andriyovych
41-23 53rd Street, #1L
Woodside, NY 11377

801 70th Street LLC
c/o MGH Realty Inc.
Attn: Heshy Botknecht
4811 13th Avenue
Brooklyn, NY 11219

West 115 11-13 Associates LLC
c/o Granite International Management LLC
Attn: Catherine Economakis
138 Atlantic Avenue
Brooklyn, NY 11201

385 Vernon Associates LLC
c/o City Urban Realty LLC
Attn: Elie Lowenfeld
99 Madison Avenue, #606
New York, NY 10016