August 27, 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 36 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 36 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 36 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

Celebration
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 36 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 36 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 36 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 27, 2019
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 36 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
August 27, 2019
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 36 Multiple-Dwelling Unit Buildings in the City of New York

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 36 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 27, 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 27, 2019

LAURA A. SHINE
SERVICE LIST

CP III Electra, LLC
c/o Greystar
Attn: Chase Green
354 East 91st Street, #308
New York, NY 10128

85 D Realty LLC
c/o Heller Realty, LLC
Attn: Kevin Padgett
745 5th Avenue, #1250
New York, NY 10151

Fresh Pond Holdings LLC
c/o EK Realty, LLC
Attn: Jacob Eisenstein
939 8th Avenue, #301
New York, NY 10019

Jet Realty, LLC
Attn: Jerry Papafloratos
3651 Bell Boulevard, #202
Bayside, NY 11361

32-15 Greenpoint Ave. Realty Corp.
Attn: John Paravalos
105 Clay Street
Brooklyn, NY 11222

The Stuyvesant Park Condominium
c/o Time Equities, Inc.
Attn: Sherri O'Keefe
55 Fifth Avenue, 15th Floor
New York, NY 10003

667 E. 187th St. Bronx LLC
c/o JLP Metro Management Inc.
Attn: Anton Popovic
3397 East Tremont Avenue
Bronx, NY 10461

Beaumont Management Group LLC
Attn: Moses Silver
4910 13th Avenue
Brooklyn, NY 11219

2271 Morris Gold LLC
c/o City House Management LLC
Attn: Anuradha Kumar
40-49 72nd Street
Woodside, NY 11377

Neighborhood Restore HDFC
c/o Fordham-Bedford Housing Corp.
Attn: Rafael Mendez
2751 Grand Concourse, Office
Bronx, NY 10468
915 Tremont, Ltd.
c/o Exclusive Realty Corp.
Attn: Ignacio Castillo
270 North Avenue, #708
New Rochelle, NY 10801

Riverdale Court Inc.
c/o Pohl Management LLC
Attn: Arnold Pohl
151 East 62nd Street, #2A
New York, NY 10065

2407 Beaumont LLC
Attn: Pedro Guillermo
36 West 37th Street, 2nd Floor
New York, NY 10018

Point 2400 Holdings LLC
Attn: Aaron Mechlovics
825 8th Avenue, #18N
New York, NY 10019

2395 Belmont Realty Corp.
Attn: Adalid Orozco
2395 Belmont Avenue, #1S
Bronx, NY 10458

1154 Realty LLC
c/o Mdays Realty LLC
Attn: Kenneth Rosenblum
1475 President Street, Office
Brooklyn, NY 11213

Park Monroe II Rehab HDFC
c/o Shinda Management Corporation
Attn: Bernard Walker
221-10 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

789 McDonough Street HDFC
c/o H.S.C. Management Corp.
Attn: Michael Smith
102 Gramatan Avenue
Mount Vernon, NY 10550

564-580 Park Plaza Condominium
c/o Stone Edge Management Inc.
Attn: Berish Ekstein
60 Rutledge Street, #214
Brooklyn, NY 11249

Riverdale Residence LLC
c/o YHT Management Inc.
Attn: Moshe Deutsch
320 Roebling Street, #205
Brooklyn, NY 11211
U.S. Brownsville III HDFC
c/o Urban Strategies, Inc.
Attn: Gwen Munroe
294 Sumpter Street, 1st Floor
Brooklyn, NY 11233

Freddie Ellis As Co-Trustee
c/o Fred Ellis Real Estate
Attn: George Cora
P.O. Box 150255
Brooklyn, NY 11215

C & D Realty, LLC
Attn: Abraham Williams
436 Belmont Avenue
Brooklyn, NY 11207

JVA Houses Limited Partnership
c/o Northeast Brooklyn HDFC
Attn: Gabriel Pacheco
132 Ralph Avenue
Brooklyn, NY 11233

2025 Regent Place LLC
c/o Cedar Hudson Management
Attn: Judah Stern
1449 37th Street, #608
Brooklyn, NY 11218

Jag Realty Group Ltd.
Attn: Richard Battaglino
67 Sullivan Street, #2
New York, NY 10012

Van Dorn Realty LLC
c/o Royal Realty Corp.
Attn: Dan Mogolesko
One Bryant Park, 49th Floor
New York, NY 10036

West End Firm, LLC
Attn: Rafaela Herrera
315 West 102nd Street, #B
New York, NY 10025

Fort Washington Intercontinental Associates, LLC
c/o Stellar Management
Attn: Ramses Capellan
156 William Street, 10th Floor
New York, NY 10038

HPDC2 HDFC, Inc.
c/o The Wavecrest Management Team Ltd.
Attn: Steven Bastian
87-14 116th Street
Richmond Hill, NY 11418