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

November 12, 2019

Honorable Michelle L. Phillips  
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 30 Multiple-Dwelling Unit Buildings in the City of New York**

Dear Secretary Phillips:

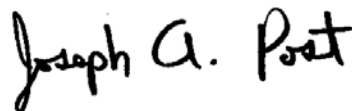
Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 30 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 30 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 30 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 30 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 30 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 caused 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

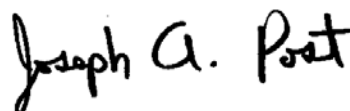
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: November 12, 2019

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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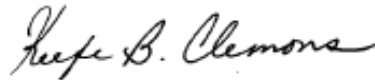
**Matter 19-\_\_\_\_\_**

**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  
November 12, 2019

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

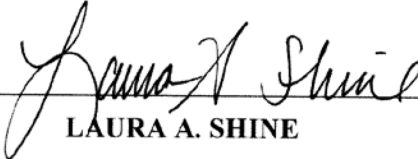
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 30 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 12, 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  
November 12, 2019

## SERVICE LIST

Springville Heights Condominium  
Attn: Lucille Lenza  
90 Richmond Hill Road, #1N  
Staten Island, NY 10314

Armstrong Gardens Condominium  
c/o Dome Property Management, Inc.  
Attn: Gayle Lydell  
109 Winant Place  
Staten Island, NY 10309

990 President Partners LLC  
c/o Goldmont Realty Corp.  
Attn: Andrew Arfe  
1360 East 14th Street, #1001  
Brooklyn, NY 11230

The New Condominium  
c/o New Bedford Management Corp.  
Attn: Alexander Sari  
210 East 23rd Street, 5th Floor  
New York, NY 10010

H - O Realty Corporation  
c/o Comprehensive Management of Manhattan, LLC  
Attn: Sheena Holness  
1776 Broadway, #1720  
New York, NY 10019

Wilson-Hins Associates, Inc.  
Attn: Barry Hers  
1268 52nd Street  
Brooklyn, NY 11219

Barnard College  
Attn: Ken Luciano  
3009 Broadway  
New York, NY 10027

New MBF Management LLC  
Attn: Mike Mandel  
199 Lee Avenue, #578  
Brooklyn, NY 11211

Gramercy Park Condominium  
c/o Douglas Elliman Property Management  
Attn: Margaret Genao  
675 3rd Avenue, 6th Floor  
New York, NY 10017

Revite One Company, LLC  
c/o Pelican Management, Inc.  
Attn: Anwar Milina  
524 North Avenue  
New Rochelle, NY 10801

Sherman Associates, LP  
c/o Bronx Housing Investment Group, LLC  
Attn: Beth Antonetty  
215 East 164th Street  
Bronx, NY 10456

3120/30 Kingsbridge Avenue, LLC  
Attn: Vasile Zonea  
PO Box 1227  
Bronx, NY 10471

117-119 Grand Street HDFC  
c/o Del-Mar Management Services Inc.  
Attn: Gladys Torres  
743 Driggs Avenue, Store Front  
Brooklyn, NY 11211

316 Realty LLC  
c/o Sicherman Management Company LLC  
Attn: Wolf Sicherman  
1451 52nd Street  
Brooklyn, NY 11219

350 Bklyn Realty LLC  
c/o Brooklyn Equities 11 LLC  
Attn: Bajram Adzemovic  
45 Main Street, #846  
Brooklyn, NY 11201

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

212 West 105 Street HDFC  
Attn: Amalia Pena  
212 West 105th Street, #5W  
New York, NY 10025

Jake Realty LLC  
c/o Pine Management, Inc.  
Attn: Thomas Rohlman  
78 Manhattan Avenue, Lower Level Office  
New York, NY 10025

175 West 175th Associates LP  
c/o Toporovsky & Sons Realty Corp.  
Attn: Mike Toporovsky  
179 Cedar Lane, #H  
Teaneck, NJ 07666

Yansui Realty, Inc.  
Attn: Susan Moy  
1324 Avenue V  
Brooklyn, NY 11229



Jose Tur  
572 West 187th Street, #5  
New York, NY 10033

155-24th Street, Jackson Heights, Inc.  
Attn: Rudolph Greco  
34-48 81st Street  
Jackson Heights, NY 11372

90-16 150 Street LLC  
c/o Fareed Properties Inc.  
Attn: Anwar Asgar  
31-23 12th Street  
Astoria, NY 11106

Rockridge Associates LP  
c/o IBEC Building Corporation  
Attn: Samy Brahimi  
55 Broad Street, 16th Floor  
New York, NY 10004

Grayco Corp.  
Attn: David Gross  
300 Merrick Road, #204  
Lynbrook, NY 11563

101 Lenox LLC  
c/o JBM Estates NY LLC  
Attn: Baruch Rosenfeld  
11 North Airmont Road, #13  
Suffern, NY 10901

Lower East Side Tenement Museum  
Attn: Kevin McAllister  
103 Orchard Street  
New York, NY 10002

Nunz Realty, LLC  
c/o Brusco Realty Management LLC  
Attn: Joseph Annunziata  
766 Amsterdam Avenue, 2nd Floor  
New York, NY 10025

Heights Condominium  
c/o Justice Homes Management  
Attn: Maryann Raposo  
43 Glen Cove Road, #B242  
Greenvale, NY 11548

170 Spring Street LLC  
c/o Time Equities, Inc.  
Attn: Shavon Anderson  
55 5th Avenue, 15th Floor  
New York, NY 10003