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New York, NY 10007
(212) 519-4717
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Joseph A. Post
Deputy General Counsel
State Regulatory Affairs – NY

December 4, 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 46 Multiple-Dwelling Unit Buildings in the City of New York**

Dear Secretary Phillips:

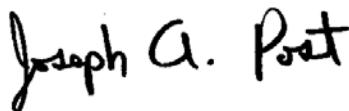
Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 46 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 46 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 46 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 46 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 46 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

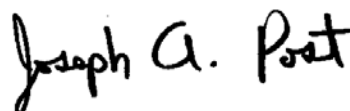
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 7th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: December 4, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 46 Multiple-Dwelling Unit Buildings in
the City of New York**

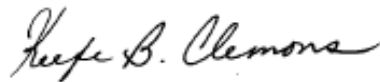
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AFFIRMATION OF KEEFE B. CLEMONS

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
December 4, 2019

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

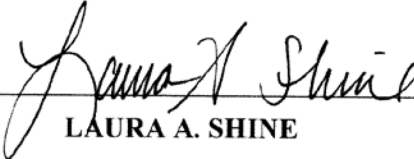
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 46 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 4, 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
December 4, 2019

SERVICE LIST

303 E. 90 Realty LLC
c/o S.W. Management LLC
Attn: Ahron Freidus
502 East 79th Street, #B1
New York, NY 10075

Memorial Sloan-Kettering
c/o S.K.I. Realty, Inc.
Attn: Michael Kiernan
307 East 63rd Street, 3rd Floor
New York, NY 10065

235 West 70th Street Owners Corp.
c/o Orsid Realty Corp.
Attn: Justine Delagana
156 West 56th Street, 6th Floor
New York, NY 10019

350 Realty Co. LLC
Attn: Jay Domb
319 West 48th Street
New York, NY 10036

Aryeh Family Holdings LLC
Attn: Jason Jagudaev
825 8th Avenue, #18N
New York, NY 10019

165 Seaman LLC
c/o Parkoff Operating Corp.
Attn: David Friedman
98 Cutter Mill Road, #444S
Great Neck, NY 11021

D. J. & B. Realty Corporation
Attn: Gerald Leibman
559 West 189th Street
New York, NY 10040

Clinton Realty Properties LLC
c/o AAG Management Inc.
Attn: Marone Gario
421 7th Avenue, 15th Floor
New York, NY 10001

32-05 Newtown Avenue Associates, LLC
c/o Alma Realty Corp.
Attn: Nick Conway
31-10 37th Avenue, #500
Long Island City, NY 11101

Jamaica Seven LLC
c/o Zara Realty Holding Corp.
Attn: Rajesh Subraj
166-07 Hillside Avenue, #2
Jamaica, NY 11432

AV 4129 LLC
c/o Park Drive Management, Inc.
Attn: Ari Hoch
125-10 Queens Boulevard, #224
Kew Gardens, NY 11415

235 West 19th Street LLC
c/o Ebb Realty LLC
Attn: Felix Bernardo
323 West 14th Street, Basement Office
New York, NY 10014

42 Clinton, LLC
c/o Ogrin Associates LLC
Attn: Mara Cohen
169 East 74th Street, 2nd Floor
New York, NY 10021

Belmont Apts LLC
Attn: Nick Gazivoda
287 East Gun Hill Road
Bronx, NY 10467

Express Management LLC
Attn: Oscar Millan
250 East Hartsdale Avenue, #43
Hartsdale, NY 10530

2055 Creston Avenue LLC
Attn: Eric Samson
2477 Grand Avenue, #1C/Basement
Bronx, NY 10468

219 LLC
c/o Chestnut Holdings of New York, Inc.
Attn: Ben Rieder
5676 Riverdale Avenue, #307
Bronx, NY 10471

La Paz Realty Corp.
Attn: Kevin Bolanos
44 Chestnut Street
Garden City, NY 11530

1944 Holding Ltd.
Attn: Usher Anshel
153 Marcy Place, #BH
Bronx, NY 10452

3100 Heath Avenue Realty, Inc.
c/o Binaku Realty Co., Inc.
Attn: Paul Gecaj
2300 Bronx Park East, Office
Bronx, NY 10467

Nez Inc.
Attn: Sefkija Markovic
P.O. Box 580141
Bronx, NY 10458

785 Madison Trevi LLC
c/o Hubb NYC Property Management LLC
Attn: Robert Dunn
579 5th Avenue, #400
New York, NY 10017

18-22 Avenue C Realty, LLC
c/o Amazon Realty Group, LLC
Attn: Clara Sokol
153 East 3rd Street, Store Front
New York, NY 10009

1904 Crotona Realty Corp.
Attn: Bibi Ahmad
1437 Nelson Avenue
Bronx, NY 10452

1710 Realty LLC
Attn: Wolf Sicherman
1451 52nd Street
Brooklyn, NY 11219

Penn Gardens Associates, LP
c/o Metropolitan Realty Group, LLC
Attn: Scott Jaffee
60 Cuttermill Road, #200
Great Neck, NY 11021

Penn Gardens Associates, LP
c/o Metropolitan Realty Group, LLC
Attn: Scott Jaffee
60 Cuttermill Road, #200
Great Neck, NY 11021

604 Wyona Plaza, LLC
c/o CYS Asset Management Inc.
Attn: Dov Teller
962 44th Street, #100
Brooklyn, NY 11219

US Brownsville, II, HDFC
c/o Urban Strategies Management Corp.
Attn: Gwen Munroe
294 Sumpter Street, 1st Floor
Brooklyn, NY 11233

180 Erasmus Equities LLC
c/o Hager Management Inc.
Attn: Naftali Hager
266 Broadway, #604
Brooklyn, NY 11211

Parkway House, Inc.
c/o Jalen Management Company
Attn: Paula Zacharkos
7018 Fort Hamilton Parkway
Brooklyn, NY 11228

7301 Fourth Ave. LLC
Attn: Joseph Pane
412 73rd Street
Brooklyn, NY 11209

M&M 354 Realty, LLC
c/o Meridian Properties, LLC
Attn: James Dimitriades
310 85th Street, #A2
Brooklyn, NY 11209

Ababa-W89, LLC
Attn: Gary Miller
53 West 89th Street, #A-AB
New York, NY 10024

212-214 West 108th Street HDFC
c/o Dynasty Property Management Inc.
Attn: Robert Friedman
216 West 104th Street, #B
New York, NY 10025

216-224 West 141 LLC
Attn: David Greenwald
2365 Nostrand Avenue, 2nd Floor
Brooklyn, NY 11210

Aron Realty Holdings, Inc.
c/o MD NYC Management LLC
Attn: Michael Daniel
234 West 147th Street
New York, NY 10039

114-21st Street, Jackson Heights, Incorporated
c/o Delkap Management, Inc.
Attn: Pamela Delorme
82-12 151st Avenue
Howard Beach, NY 11414

Seoul Plaza I Condominium
c/o Elite Management, Inc.
Attn: Vinny Mozilo
250-04 Jericho Turnpike, 2nd Floor
Floral Park, NY 11001

9037 MK Realty Group LLC
c/o MK Property Management
Attn: Chardy Zintron
2250 Grand Concourse
Bronx, NY 10457

50th Street HDFC
c/o Fifth Avenue Committee, Inc.
Attn: Zully Rolan
621 Degraw Street
Brooklyn, NY 11217

Yaldaynu LLC
c/o Goldin Management
Attn: Stuart Fish
25 8th Avenue, #A
Brooklyn, NY 11217

601 Albany Realty Corp.
Attn: Marc Faham
P.O. Box 230242
Brooklyn, NY 11223

209 Grand Street, LLC
c/o International Home Realty, LLC
Attn: Beverly Chan
155 East 44th Street, 5th Floor
New York, NY 10017

902 Liberty Avenue HDFC
c/o Bowery Residents' Committee, Inc.
Attn: Kevin Houston
131 West 25th Street, 12th Floor
New York, NY 10001

1354 Realty Corporation
Attn: Hajrudin Pejcinovic
8020 Bay Parkway, #A-1
Brooklyn, NY 11214