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
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

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
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

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 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.

Dated: New York, New York
December 4, 2019

LAURA A. SHINE
<table>
<thead>
<tr>
<th>Name 1</th>
<th>Name 2</th>
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<tbody>
<tr>
<td>303 E. 90 Realty LLC</td>
<td>Memorial Sloan-Kettering</td>
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<tr>
<td>c/o S.W. Management LLC</td>
<td>c/o S.K.I. Realty, Inc.</td>
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<tr>
<td>Attn: Ahron Freidus</td>
<td>Attn: Michael Kiernan</td>
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<tr>
<td>502 East 79th Street, #B1</td>
<td>307 East 63rd Street, 3rd Floor</td>
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<td>New York, NY 10075</td>
<td>New York, NY 10065</td>
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<td>235 West 70th Street Owners Corp.</td>
<td>350 Realty Co. LLC</td>
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<td>c/o Orsid Realty Corp.</td>
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<tr>
<td>Attn: Justine Delagana</td>
<td>Attn: Jay Domb</td>
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<tr>
<td>156 West 56th Street, 6th Floor</td>
<td>319 West 48th Street</td>
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<tr>
<td>New York, NY 10019</td>
<td>New York, NY 10036</td>
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<td>Attn: Jason Jagudaev</td>
<td>c/o Parkoff Operating Corp.</td>
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<tr>
<td>825 8th Avenue, #18N</td>
<td>Attn: David Friedman</td>
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<tr>
<td>New York, NY 10019</td>
<td>98 Cutter Mill Road, #444S</td>
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<tr>
<td>D. J. &amp; B. Realty Corporation</td>
<td>Great Neck, NY 11021</td>
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<tr>
<td>Attn: Gerald Leibman</td>
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<td>559 West 189th Street</td>
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<td>New York, NY 10040</td>
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<td>c/o Alma Realty Corp.</td>
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<td>Attn: Nick Conway</td>
<td>Attn: Marone Gario</td>
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<tr>
<td>31-10 37th Avenue, #500</td>
<td>421 7th Avenue, 15th Floor</td>
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<td>Long Island City, NY 11101</td>
<td>New York, NY 10001</td>
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<td>Jamaica Seven LLC</td>
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<td>c/o Zara Realty Holding Corp.</td>
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<td>Attn: Rajesh Subraj</td>
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<tr>
<td>166-07 Hillside Avenue, #2</td>
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<td>Jamaica, NY 11432</td>
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</tbody>
</table>
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
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