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

February 12, 2020

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 40 Multiple-Dwelling Unit Buildings in the City of New York**

Dear Secretary Phillips:

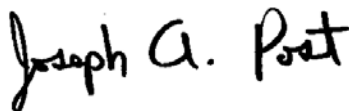
Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 40 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 40 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 40 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 40 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. Juan Escobedo, 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

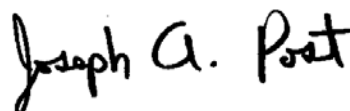
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: February 12, 2020

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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the City of New York**

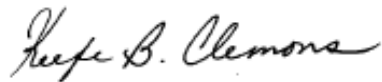
**Matter 19-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
February 12, 2020

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

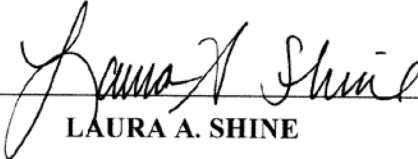
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 12, 2020 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  
February 12, 2020

SERVICE LIST

Sherman-Nagle Realty Corp.  
c/o Successful Management Corp.  
Attn: Brian Goodman  
145 West 71st Street, #1A  
New York, NY 10023

261/271 Seaman Avenue LLC  
c/o Moss Management LLC  
Attn: Joseph Moskowitz  
P.O. Box 3073  
New York, NY 10163

1466 Beach Ave. LLC  
c/o JLP Metro Management Inc.  
Attn: Anton Popovic  
3397 East Tremont Avenue  
Bronx, NY 10461

1865 Bogart Avenue, LLC  
Attn: William Wiegand  
2353 Hughes Avenue, Basement Office  
Bronx, NY 10458

Redzep Asanovic  
222 West 83rd Street, #2A  
New York, NY 10024

102-20 67th Drive GST LMO 1, LLC  
c/o David Minkin Management Co., Inc.  
Attn: Leslie Orgel  
97-14 63rd Road  
Rego Park, NY 11374

63-95 Austin Owners Corp.  
c/o David Associates  
Attn: Cody Masino  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375

PSJVR Property Management, LLC  
Attn: Peter Rappa  
38 Jerome Road  
Staten Island, NY 10305

2390 LLC  
c/o Chestnut Holdings of New York, Inc.  
Attn: Ben Rieder  
5676 Riverdale Avenue, #307  
Bronx, NY 10471

219 Miriam LLC  
c/o Norwest Realty Management Corp.  
Attn: Nick Gazivoda  
P.O. Box 230  
Yonkers, NY 10710

2420 LLC  
c/o Chestnut Holdings of New York, Inc.  
Attn: Ben Rieder  
5676 Riverdale Avenue, #307  
Bronx, NY 10471

Cedar Two Company, LLC  
c/o Pelican Management, Inc.  
Attn: Norberto Olmo  
524 North Avenue  
New Rochelle, NY 10801

2475 Hughes Avenue Associates LLC  
Attn: Anahid Hatzigeoriou  
80 Warren Street, #66  
New York, NY 10007

DNC Management, LLC  
c/o Midas Property Management Corp.  
Attn: Michael Padernacht  
3605 Sedgwick Avenue, 1st Floor  
Bronx, NY 10463

2132 Daly LLC  
c/o Paradise Management LLC  
Attn: Yordie Mateo  
199 Lee Avenue, #215  
Brooklyn, NY 1121

SCG 232, LLC  
c/o ABJ Properties, Inc.  
Attn: Joseph Soleimani  
1652 Park Avenue, Lower Level  
New York, NY 10035

G.C.R.Realty Co., LLC  
c/o David Eisenstein Real Estate Corp.  
Attn: Jacob Eisenstein  
244 West 54th Street, #702  
New York, NY 10019

Evergreen Estates HDFC, Inc.  
c/o U.H.O. Management Corp.  
Attn: Awilda Aviles  
494 Eighth Avenue, 19th Floor  
New York, NY 10001

MPN2 LLC  
Attn: Zijo Music  
2325 65th Street, #D4  
Brooklyn, NY 11204

1068 Gerard Partnership, LP  
c/o WinnResidential (NY) LLC  
Attn: Esmarlyn Ponceano  
2534 Adam Clayton Powell Jr. Boulevard  
New York, NY 10039



Sobro 149 Realty LLC  
Attn: Jacob Soleimani  
548 Walton Avenue  
Bronx, NY 10451

2676 Morris Avenue Realty LLC  
Attn: Aleks Mrnacaj  
P.O. Box 723  
Yonkers, NY 10710

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

SGRC 334 LLC  
c/o Bettina Equities Management LLC  
Attn: Sophia Biraglia  
230 East 85th Street  
New York, NY 10028

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

Dreamyard NEP HDFC  
c/o WinnResidential (NY) LLC  
Attn: Shernel James  
1491 Montgomery Avenue  
Bronx, NY 10453

4673 HFDC  
c/o Fordham-Bedford Housing Corp.  
Attn: Patrick Metellus  
2751 Grand Concourse  
Bronx, NY 10468

204 Ellery St LLC  
Attn: Jorge Gamba  
27 Makanna Drive  
Huntington, NY 11743

Wlodzimierz Grzybowski  
110 1st Street, #3D  
Jersey City, NJ 07302

Southside United HDFC  
c/o Los Sures Management Company, Inc.  
Attn: Katherine Chicon  
434 South 5th Street  
Brooklyn, NY 11211

B. Clark Associates, Inc.  
Attn: Barry Hers  
1268 52nd Street, 1st Floor  
Brooklyn, NY 11219

50th Associates LLC  
c/o Most Reliable Management Corp.  
Attn: Michael Weissman  
4313 18th Avenue  
Brooklyn, NY 11218

504 West 111 Owners Corp.  
c/o Blue Woods Management Group, Inc.  
Attn: Justin Verret  
3 West Main Street, #205  
Elmsford, NY 10523

MSCH Properties, LLC  
c/o Petros Realty Services Inc.  
Attn: James Hatgipetro  
8634 18th Avenue, 1st Floor  
Brooklyn, NY 11214

161 West 106 Street, LLC  
c/o EK Realty, LLC  
Attn: Jacob Eisenstein  
939 8th Avenue, #301  
New York, NY 10019

Belmont Living LLC  
Attn: Gary Neustadt  
5308 13th Avenue, #226  
Brooklyn, NY 11219

Brooklyn Villas Condominium  
c/o All Care Management  
Attn: Solomon Bender  
199 Lee Ave, #371  
Brooklyn, NY 11211

733 Tenants Corporation  
c/o Douglas Elliman Property Management  
Attn: Elly Pateras  
675 Third Avenue, 6th Floor  
New York, NY 10017

Goldstone 257 Varet Street Realty, LLC  
Attn: Zoltan Goldstein  
10 West 33rd Street, #1016  
New York, NY 10001

B&T Realty Associates, LLC  
Attn: Edith Fried  
1841 58th Street  
Brooklyn, NY 11204