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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

February 19, 2020

Honorable Michelle L. Phillips
Secretary
New York State Public Service Commission
Three Empire State Plaza
Albany, NY 12223

**Re: Matter 20-___ - Petition of Verizon New York Inc. for Orders of Entry
for 39 Multiple-Dwelling Unit Buildings in the City of New York**

Dear Secretary Phillips:

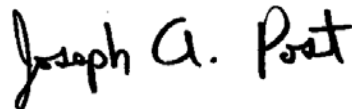
Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 39 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 39 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 39 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 20-_____

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 39 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 39 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

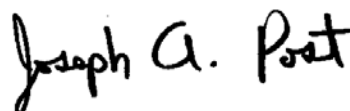
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: February 19, 2020

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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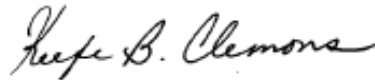
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AFFIRMATION OF KEEFE B. CLEMONS

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
February 19, 2020

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

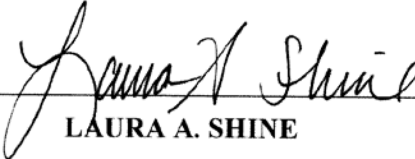
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 39 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 19, 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 19, 2020

SERVICE LIST

Dowbrook Realty Corp.
c/o The Amistad Management Corporation
Attn: Scott Lucas
43 North Central Avenue, #2
Valley Stream, NY 11580

Townhouse Company II, LLC
c/o Solow Management Corp.
Attn: Anthony Calicchio
9 West 57th Street, 45th Floor
New York, NY 10019

2707 Barnes Associates, LLC
c/o Weiss Realty LLC
Attn: Robert Hershkowitz
3240 East Tremont Avenue
Bronx, NY 10461

2704 Wallace Associates, LLC
c/o Weiss Realty LLC
Attn: Robert Hershkowitz
3240 East Tremont
Avenue Bronx, NY 10461

PSA Lesage, LLC
c/o Park Square Associates Inc.
Attn: Michael Shaoul
323 East 9th Street, Basement
New York, NY 10003

Film Forum Condominium
c/o Film Forum Real Estate, LLC
Attn: Chad Bolton
209 West Houston Street
New York, NY 10014

1821 Mahan Avenue LLC
Attn: Christina Balsamo
44 Fenimore Road
New Rochelle, NY 10804

Pierre Aime
1241 East 53rd Street
Brooklyn, NY 11234

J 1974 LLC
Attn: Josh Friedman
1974 51st Street, Management
Brooklyn, NY 11204

American Pen Corp.
Attn: Mark Schik
1449 37th Steet, #610
Brooklyn, NY 11218

Seoane Realty Corp.
Attn: Marie Johnson
313 Lansdowne
Westport, CT 06880

Grandview Management Corp.
Attn: Tom Kaye
1245 Grandview Place, Basement
Bronx, NY 10452

Olinbark Realty Co., Inc.
Attn: Patrick O'Connell
P.O. Box 817
Yonkers, NY 10704

269-271 E. 235 Realty LLC
Attn: Robert Kucher
269 East 235th Street, #3C
Bronx, NY 10470

210-12 East Tremont Avenue HDFC
c/o All Residential & Commercial Property
Management Group, Inc.
Attn: Alex Cruz
140 Post Avenue, #202
New York, NY 10034

Beck Street Cluster, LP
c/o Garcia Building Management Corp.
Attn: Luis Garcia
943 Bruckner Boulevard, 1st Floor Office
Bronx, NY 10459

Bella Vista, LP
c/o South Bronx Community Management
Company, Inc.
Attn: Carlos Duron
2804 Third Avenue, Management Office
Bronx, NY 10455

The East River House Condominium
c/o Misra Group, LLC
Attn: Rohit Misra
174 5th Avenue, #305
New York, NY 10010

GVS Properties II, LLC
c/o Alma Realty Corp.
Attn: Nicholas Conway
31-10 37th Avenue, #500
Long Island City, NY 11101

29 MacDonough Street Realty LLC
c/o Realty Within Reach Inc.
Attn: Koren Ollivierre
1511 Bedford Avenue, Office A
Brooklyn, NY 11216

ACCI-335, LLC
c/o ACCI Properties Inc.
Attn: Gus Galatianos
335 South 2nd Street, Storefront-Daiz
Brooklyn, NY 11211

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

Mohrwill Corp.
Attn: James Lewis
1039 Willmohr Street, #C2
Brooklyn, NY 11212

Aubrey Phillibert
332 East 54th Street, #19
Brooklyn, NY 11203

373 Ocean Ave. LLC
c/o Amesly Realty Management Corp.
Attn: Julio Guerrero
57 Fifth Avenue, #1
Brooklyn, NY 11217

955-45th LLC
Attn: Joseph Kaufman
74 Spencer Street, #1R
Brooklyn, NY 11205

230 West 75th Street Corporation
c/o Mt. Pleasant Management Corp.
Attn: Lucius Palmer
855 Lexington Avenue, 3rd Floor
New York, NY 10065

Sparc Uptown LLC
c/o Springhouse Management, LLC
Attn: Avi Singer
320 5th Avenue, #1115
New York, NY 10001

1618 Real Estate LLC
Attn: Laura Ingrassia
79-38 209th Street
Oakland Gardens, NY 11364

Ante Grgas
11 Quaker Path
Huntington, NY 11743

Central Virginia LLC
c/o Equishares, Inc.
Attn: Joseph Kohler
91 Carmen Avenue, #500
Cedarhurst, NY 11516

Prospect Equities, LLC
Attn: George Rigas
26 Delavan Street
Brooklyn, NY 11231

36 West 138 Street HDFC
c/o Harlem Property Management, Inc.
Attn: Jim Simari
270 Malcolm X Boulevard
New York, NY 10027

HP ACP HDFC, Inc.
c/o Nieuw Amsterdam Property Management, LLC
Attn: Brad Hersh
243 5th Avenue, #409
New York, NY 10016

Trustees of Columbia University
Attn: Marrah Arbaje
401 West 119th Street, 1st Floor
New York, NY 10027

Crescent Park Apartments, Inc.
Attn: Marie Johnson
313 Lansdowne
Westport, CT 06880

1485 Gates LLC
Attn: Joel Berkowitz
1303 53rd Street, #308
Brooklyn, NY 11219

The Wyona Limited Partnership
c/o Progressive Management of N.Y. Corp.
Attn: Robert Ruiz
1044 Northern Boulevard, 2nd Floor
Roslyn, NY 11576

1408 LIC LLC
Attn: Anela Radonicic
1408 31st Avenue, #1
Astoria, NY 11106