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
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,

[Signature]

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 Entry for 39 Multiple-Dwelling Unit Buildings in the City of New York  

Matter 20-______

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

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

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.

[Signature]

LAURA A. SHINE

Dated: New York, New York
February 19, 2020
<table>
<thead>
<tr>
<th>Company Name</th>
<th>Address</th>
<th>Contact Information</th>
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<tbody>
<tr>
<td>Dowbrook Realty Corp.</td>
<td>c/o The Amistad Management Corporation</td>
<td>Attn: Scott Lucas</td>
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<tr>
<td></td>
<td>43 North Central Avenue, #2</td>
<td></td>
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<td></td>
<td>Valley Stream, NY 11580</td>
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<td>Townhouse Company II, LLC</td>
<td>c/o Solow Management Corp.</td>
<td>Attn: Anthony Calicchio</td>
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<td></td>
<td>9 West 57th Street, 45th Floor</td>
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<td>c/o Weiss Realty LLC</td>
<td>Attn: Robert Hershkowitz</td>
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<td>PSA Lesage, LLC</td>
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<td>Attn: Michael Shaoul</td>
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<td></td>
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<td></td>
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<tr>
<td>1821 Mahan Avenue LLC</td>
<td>Attn: Christina Balsamo</td>
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<td></td>
<td>44 Fenimore Road</td>
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<td>Pierre Aime</td>
<td>Attn: Mark Schik</td>
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<td></td>
<td>1449 37th Steet, #610</td>
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<td></td>
<td>Brooklyn, NY 11218</td>
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<tr>
<td>J 1974 LLC</td>
<td>Attn: Josh Friedman</td>
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<td></td>
<td>1974 51st Street, Management</td>
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<td>American Pen Corp.</td>
<td>Attn: Mark Schik</td>
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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