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

February 28, 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 37 Multiple-Dwelling Unit Buildings in the City of New York**

Dear Secretary Phillips:

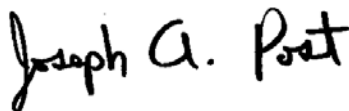
Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 37 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 37 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 37 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 37 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 37 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

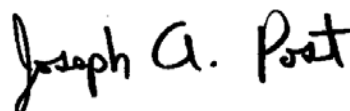
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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 28, 2020

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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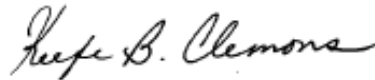
**Matter 20-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
February 28, 2020

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

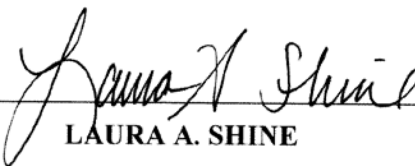
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 37 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 28, 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 28, 2020

## SERVICE LIST

Neighborhood Renewal HDFC  
c/o H.E.L.P. USA LLC  
Attn: Serena Miller  
115 East 13th Street  
New York, NY 10003

DCA 1 Apartments, Inc.  
c/o Reliant Realty Services, LLC  
Attn: Michael Bryantsev  
909 Third Avenue, 21st Floor  
New York, NY 10022

570 West 156 Street LLC  
c/o MGH Management LLC  
Attn: Dov Shreber  
1 Hillcrest Center Drive, #230  
Spring Valley, NY 10977

Heskel's FW Realty LLC  
c/o Heskel's Asset Management LLC  
Attn: Mark Sarraf  
60 West 38th Street, 2nd Floor  
New York, NY 10018

177 Fort Washington Property Owner LLC  
c/o Olshan Properties  
Attn: Wesley Miles  
600 Madison Avenue, 14th Floor  
New York, NY 10022

Seagirt HDFC  
c/o JASA Housing Management Services for  
the Aged, Inc.  
Attn: Yhasara Humphrey  
155 Beach 19th Street, Office  
Far Rockaway, NY 11691

1925 Owners Corp.  
c/o Alvic Property Management Corp.  
Attn: Jay Rodriguez  
104 Avenue O, Corner Office  
Brooklyn, NY 11204

Michael Dris  
31-41 28th Road  
Astoria, NY 11102

MC Acropolis, LLC  
c/o America Realty LLC  
Attn: Stavros Stavrinides  
38-08 Bell Boulevard, 2nd Floor  
Bayside, NY 11361

79th Street Ventures, LLC  
c/o A&E Real Estate Management, LLC  
Attn: Gabreilla Ortega  
1065 Avenue of the Americas, 31st Floor  
New York, NY 10018

34 Downing Owners Corp.  
c/o Cornerstone Management Systems, Inc.  
Attn: Ariel Fox  
271 Madison Avenue, #800  
New York, NY 10016

The Zachary Condominium  
c/o Midboro Management, LLC  
Attn: Sophia Pichard  
333 7th Avenue, 5th Floor  
New York, NY 10001

Bainbridge Towers, LLC  
Attn: Barry Fishman  
4422 Broadway, #330  
New York, NY 10040

Ryer 26 LLC  
Attn: Jonathan Kowitz  
858 Beck Street, #B2  
Bronx, NY 10459

445 VIP HDFC  
c/o Dougert Management Corp.  
Attn: Eric Vazquez  
2881 Middletown Road  
Bronx, NY 10461

14 Realty LLC  
c/o All State Real Estate Services  
Attn: Pavel Kladienko  
895 Mamaroneck Avenue  
Mamaroneck, NY 10543

Parkash 2840 LLC  
Attn: Ved Parkash  
172-14 89th Avenue  
Jamaica, NY 11432

Twin 155 Realty LLC  
c/o JLP Metro Management Inc.  
Attn: Anton Popovic  
3397 East Tremont Avenue  
Bronx, NY 10461

2039 Hughes Avenue HDFC  
Attn: Lina Leonor  
2039 Hughes Avenue, #9  
Bronx, NY 10457

Zerega Realty Associates LLC  
Attn: Moshe Steiner  
20 Robert Pitt Drive, #215  
Monsey, NY 10952



The Claremont House Condominium  
c/o Maxwell-Kates, Inc.  
Attn: Max Freedman  
9 East 38th Street, 6th Floor  
New York, NY 10016

East 14 Realty, LLC  
Attn: Joseph Bildirci  
12 East 37th Street, 2nd Floor  
New York, NY 10016

David Kohn  
c/o MZS Realty Corp.  
Attn: Shaya Seidenfeld  
5308 13th Avenue, #203  
Brooklyn, NY 11219

1304 - 06 Pacific Street HDFC  
c/o H.S.C. Management Corp.  
Attn: Michael Smith  
102 Gramatan Avenue  
Mount Vernon, NY 10550

1172 President Street Realty Corp.  
Attn: Denise Francis  
821 Rogers Avenue, Office  
Brooklyn, NY 11226

Givoh Associates  
Attn: Hersh Zarchi  
410 Troy Avenue, Store Front  
Brooklyn, NY 11213

1517 Park Place I LLC  
c/o AFC Management, Inc.  
Attn: Ari Farkas  
5414 New Utrecht Avenue  
Brooklyn, NY 11219

Christopher Bates  
Attn: Melissa Bates  
469 East 49th Street, #2F  
Brooklyn, NY 11203

80 Lenox LLC  
c/o Dira Realty LLC  
Attn: Sharvin Placite  
438 Kingston Avenue  
Brooklyn, NY 11225

Bed Ave LLC  
c/o Ely Mgt LLC  
Attn: Eli Harrar  
1820 Avenue M, #2513  
Brooklyn, NY 11230

Ellabella Management LLC  
Attn: Roger Chari  
141 East 36th Street, #1  
New York, NY 10016

68 Parkside LLC  
c/o American Standard Realty, Inc.  
Attn: Martin Plotnik  
303 West 106th Street, #1  
New York, NY 10025

Mayflower Arms LLC  
Attn: Nathan Fishman  
4422 Broadway, #330  
New York, NY 10040

250 Livingston Owner LLC  
c/o Clipper Equity LLC  
Attn: Tuli Kleinman  
4611 12th Avenue, #1L  
Brooklyn, NY 11219

Samana Management LLC  
Attn: Keyou Keypour  
20 West 38th Street, 4th Floor  
New York, NY 10018

Park Estate Condominium  
c/o Baysun Property Management Inc.  
Attn: Ray Chen  
4205 8th Avenue  
Brooklyn, NY 11232

Raridge Properties, LLC  
c/o Estates Supervision No. 3, LLC  
Attn: Jessica Coppola  
805 Third Avenue, 9th Floor  
New York, NY 10022