

140 West Street
6th Floor
New York, NY 10007
(212) 519-4717



Joseph A. Post
Deputy General Counsel – NY

January 4, 2017

Honorable Kathleen H. Burgess
Secretary
New York State Public Service Commission
Three Empire State Plaza
Albany, NY 12223

***Re: Matter 17-____ – Petition of Verizon New York Inc. for Orders of Entry
for 35 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 35 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://www22.verizon.com/about/community/nypsc_petitions.htm.

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,

A handwritten signature in black ink that reads "Joseph A. Post".

Joseph A. Post

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 35 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 17-_____

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 35 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 35 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. Alyson Seigal, 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 that may be caused by Verizon 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

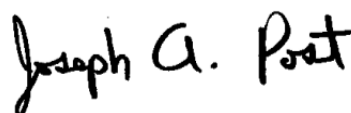
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 6th Floor
New York, New York 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: January 4, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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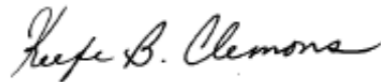
Matter 17-_____

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
January 4, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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Matter 17-_____

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 35 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 4, 2017 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
January 4, 2017

SERVICE LIST

Lieber Family Limited Partnership
Attn: Esther Levenbrown
661 Grenville Avenue
Teaneck, NJ 07666

2804 Bainbridge LLC
c/o Bajraktari Realty Management Corp.
Attn: Harry Bajraktari
617 East 188th Street, Ground Floor
Bronx, NY 10458

54 Barrow Street Associates LLC
c/o Westminster City Living
Attn: Kevin Schreiver
504 East 12th Street, Ground Floor
New York, NY 10009

328 W. 17th St. Owners Inc.
c/o Argo Real Estate LLC
Attn: Deborah Segal
50 West 17th Street, 8th Floor
New York, NY 10011

178-184 East Second Street Condominium
c/o A. Michael Tyler Realty Corp.
Attn: Angela Sposito
122 East 42nd Street, #1700
New York, NY 10168

31 Gramercy Park South Owners Corp.
c/o Plymouth Management Group, Inc.
Attn: Pamela Elgar
1776 Broadway, #1720
New York, NY 10019

Webster Place Associates, LP
c/o Cornell Pace Inc.
Attn: Celeste Vasquez
542 Main Street, #4
New Rochelle, NY 10801

The East Drive HDFC
c/o Imani Management, Inc.
Attn: Angel Lavergne
412 Malcolm X Boulevard
New York, NY 10037

Greenwich Street Realty, LLC
Attn: Stuart Leshinsky
1990 Webster Avenue, Store Front
Bronx, NY 10457

301-52 Townhouse Corp.
c/o Halstead Management Company, LLC
Attn: Chris Calluzo
770 Lexington Avenue, 7th Floor
New York, NY 10065

90 Commercial St., Inc.
Attn: Kevin Kennedy
132 Greenpoint Avenue, #B1
Brooklyn, NY 11222

Bridge Owners, Inc.
c/o Goldin Management Inc.
Attn: Steven Egbert
25 8th Avenue
Brooklyn, NY 11217

8200 Realty Associates LLC
c/o Ira Epstein and R & E Management Corp.
Attn: Ira Epstein
2167 East 21st Street, #149
Brooklyn, NY 11229

Morgan Court Condominium
c/o FirstService Residential New York, Inc.
Attn: Diana DeGloria
622 Third Avenue, 15th Floor
New York, NY 10017

Pairlee McWilliams HDFC
c/o Lemle & Wolff, Inc.
Attn: Christopher Anelante
5925 Broadway
Bronx, NY 10463

551 West 160 Street HDFC
c/o H.S.C. Management Corp.
Attn: David Perez
850 Bronx River Road, #108
Yonkers, NY 10708

2372-2376 Amsterdam Avenue LLC
c/o Rockaway Maintenance Partners Corp.
Attn: Joe Leff
P.O. Box 25
Cedarhurst, NY 11516

178 Realty LLC
c/o B & B Management
Attn: Aaron Bauer
1624 Webster Avenue
Bronx, NY 10457

161 Holding Ltd.
c/o Skyc Management LLC
Attn: Shimon Greisman
1419 60th Street
Brooklyn, NY 11219

1987-93 Washington Ave. Realty Corp.
c/o B & B Management
Attn: Michael Bauer
1624 Webster Avenue
Bronx, NY 10457

47 Arden LLC
c/o Weiss Realty LLC
Attn: Juan Portoreal
3240 East Tremont Avenue
Bronx, NY 10461

42 Thayer LLC
c/o Weiss Realty LLC
Attn: Kenneth Yustman
3240 East Tremont Avenue
Bronx, NY 10461

25 Jay Street LLC
c/o Complete Management
Attn: Joseph Torres
77 Box Street
Brooklyn, NY 11222

420-428 Amsterdam, LLC
c/o Salon Realty Corp.
Attn: Charles Ard
316 East 89th Street, Ground Floor
New York, NY 10128

Action Housing II, LLC
c/o Shinda Management Corporation
Attn: Seannette McCray
221-10 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

411 Audobon Associates, LLC
c/o HHRMC LLC
Attn: Harry Hirsch
428 Central Avenue, #201
Cedarhurst, NY 11516

C & E Associates, LLC
Attn: Zef Curanovic
700 West End Avenue, #3D
New York, NY 10025

90 Pinehurst LLC
c/o Citadel Realty Services, LLC
Attn: Stephen Shapiro
370 Lexington Avenue, 24th Floor
New York, NY 10017

274-78 Nagle Avenue HDFC
Attn: Isabel Baez
274 Nagle Avenue
New York, NY 10034

170 Vermilyea LLC
c/o Hamilton Towers Management
Attn: Joel Kohen
514 West 184th Street, Basement
New York, NY 10033

730-34 57 Street HDFC
Attn: Rui Huan Weng
730 57th Street, Apt #2C
Brooklyn, NY 11220

Elmhurst Ventura LLC
c/o Ventura Land Corp.
Attn: Kavi Saroop
149-45 Northern Boulevard, #6V
Flushing, NY 11354

17 E 80 Realty Corp.
c/o Maxwell-Kates, Inc.
Attn: Adam Densky
9 East 38th Street, 6th Floor
New York, NY 10016

132-12, LLC
Attn: Ken Cheung
3016 Union Boulevard
East Islip, NY 11730

Delamere Condominium
c/o Stock Property Management LLC
Attn: Richard Stockley
2629 East 23rd Street, #B
Brooklyn, NY 11235