

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



**Joseph A. Post**  
Deputy General Counsel – NY

January 6, 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 26 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 26 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 26 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](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](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,

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 26 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 26 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 26 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

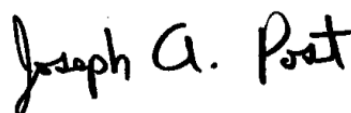
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: January 6, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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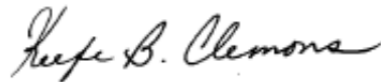
**Matter 17-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
January 6, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

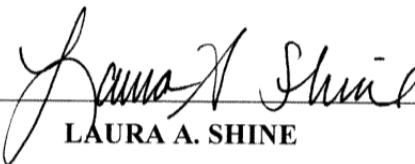
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 26 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 6, 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 6, 2017

## SERVICE LIST

J.L. Associates (NY), LLC  
c/o JKNY Realty, LLC  
Attn: James Kwiecinski  
200 Park Avenue South, #914  
New York, NY 10003

122nd Street LLC  
c/o Renaissance Realty Group LLC  
Attn: Moshe Saurimpter  
1946 Coney Island Avenue  
Brooklyn, NY 11223

Eagle Hamilton Associates, LLC  
c/o Stellar Management  
Attn: Ramses Capellan  
156 William Street, 10th Floor  
New York, NY 10038

River Arts Apartments Inc.  
Attn: Jack Fogle  
159-00 Riverside Drive West  
New York, NY 10032

305 Realty Co.  
Attn: Warren Levie  
3153 Perry Avenue  
Bronx, NY 10467

3301 Farragut LLC  
c/o The Pinnacle Group  
Attn: Marc Barhorin  
222 Lenox Road, Management Office  
Brooklyn, NY 11226

Liebsta 1610, LLC  
Attn: Thomas Liebermann  
177 Concord Street, #100  
Brooklyn, NY 11201

260 West Broadway Condominium  
c/o Orsid Realty Corp.  
Attn: Justine Delaqana  
1740 Broadway, 2nd Floor  
New York, NY 10019

First Flatiron LLC  
c/o Alfa Development Management LLC  
Attn: Michael Namer  
15 West 18th Street, #200  
New York, NY 10011

Kensington Loft Corp.  
c/o CFA Management Inc.  
Attn: Carole Ferrara  
799 Broadway, #405  
New York, NY 10003

124 West 24th Street Condominium  
c/o General Property Management  
Attn: Michelle Asnaran  
250 West 57th Street, #2532  
New York, NY 10107

66 Avenue C HDFC  
Attn: Duran Ceverino  
66 Avenue C, #4D  
New York, NY 10009

Pond Place Properties LLC  
c/o Annal Management Co. Ltd.  
Attn: Dora Genao  
1325 Castle Hill Avenue, 2nd Floor  
Bronx, NY 10462

Senior Living Options, Inc.  
c/o Wavecrest Management Group LLC  
Attn: Judy Codero  
87-14 116th Street  
Richmond Hill, NY 11418

Melrose Cluster, LP  
c/o Melrose Properties LLC  
Attn: Ramon Escobar  
2432 Grand Concourse, #509  
Bronx, NY 10458

Target V HDFC, Inc.  
c/o Reliant Realty Services, LLC  
Attn: Michael Bryantsev  
885 Second Avenue, 16th Floor  
New York, NY 10017

643 Concord Assoc., Inc.  
Attn: Alberto Valentin  
38 Emily Lane  
Mahopac, NY 10541

Remeeder Houses HDFC, Inc.  
c/o Reliant Realty Services, LLC  
Attn: Penny Wisneski  
885 2nd Avenue, 31st Floor  
New York, NY 10016

Maserati Associates LLC  
c/o Millbrook Properties Ltd.  
Attn: Rubin Pikus  
42 Bayview Avenue  
Manhasset, NY 11030

Netana Realty Co., LLC  
Attn: Susan Sahim  
347 5th Avenue, #910  
New York, NY 10016



Ping On Realty Corp.  
Attn: Kenneth Chin  
123-125 Mott Street, #6  
New York, NY 10013

GLM333 Realty LLC  
c/o Liberty Enterprises, Inc.  
Attn: Thomas Benincase  
109 Spencer Place  
Mamaroneck, NY 10543

29th Street Associates LLC  
c/o Ranger Management LLC  
Attn: Jonathan Ruhl  
1636 US 46  
Fort Lee, NJ 07024

53-06 Skillman Avenue LLC  
Attn: Apostolos Phanartris  
53-06 Skillman Avenue, #2A  
Woodside, NY 11377

Capri Apts. Condominium  
c/o Armco Management  
Attn: Michael Candan  
88-30 51st Avenue  
Elmhurst, NY 11373

450 144th Holdings LLC  
c/o All City Realty Corp.  
Attn: Ralph Soloff  
2562 Briggs Avenue  
Bronx, NY 10458