



140 West Street, 7th Floor  
New York, NY 10007

Joseph A. Post  
Deputy General Counsel  
State Regulatory Affairs – NY  
(212) 519-4717  
[joseph.a.post@verizon.com](mailto:joseph.a.post@verizon.com)

March 17, 2021

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

***Re: Matter 21-\_\_\_\_ – 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](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 39 Multiple-Dwelling Unit Buildings in  
the City of New York**

**Matter 21-\_\_\_\_\_**

**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

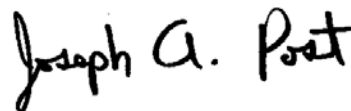
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

A handwritten signature in black ink that reads "Joseph A. Post". The signature is written in a cursive, slightly slanted style.

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: March 17, 2021

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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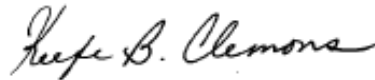
**Matter 21-\_\_\_\_\_**

**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: Boston, Massachusetts  
March 17, 2021

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

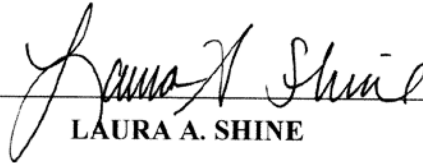
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**DECLARATION OF LAURA A. SHINE**

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 March 17, 2021 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  
March 17, 2021

## SERVICE LIST

2 Beekman Place Owners Corp.  
c/o Tudor Realty Services Corp.  
Attn: Drew Moschella  
250 Park Avenue South, 4th Floor  
New York, NY 10003

37 Murray St Condominium  
c/o Matthew Adam Properties, Inc.  
Attn: Nick Ciccarelli  
375 Pearl Street, 14th Floor  
New York, NY 10038

1810 Equities Corp.  
c/o Buckingham Estates  
Attn: Jacob Rieger  
1846 50th Street  
Brooklyn, NY 11204

670 Apartments Corp.  
c/o Maxwell-Kates, Inc.  
Attn: David Degidio  
9 East 38th Street, 6th Floor  
New York, NY 10016

940 St. Nicholas LLC  
c/o R.E.M. Residential  
Attn: Rashaad Middleton  
36 West 37th Street, 8th Floor  
New York, NY 10018

966 Equities, Inc.  
c/o K&R Realty Management, Inc.  
Attn: Dan Haron  
316 West 118th Street, 4th Floor  
New York, NY 10026

Trustees of Columbia University  
Attn: Nelson Falcone  
400 West 119th Street, 1st Floor  
New York, NY 10027

1091 St. Nicholas Ave Owner LLC  
c/o Nieuw Amsterdam Property Management, LLC  
Attn: Boruch Hersh  
243 5th Avenue, #409  
New York, NY 10016

2-8-16 Magaw Place Owners Corp.  
c/o The Heights Real Estate Company  
Attn: Charles Reid  
369 East 62nd Street  
New York, NY 10065

Denick Management, Inc.  
Attn: Louis Calos  
20-22 23rd Street  
Long Island City, NY 11105

Cherry Lane Owners Corp.  
c/o CLS Properties Management Inc.  
Attn: Chun Tung So  
42-73 Main Street, #103  
Flushing, NY 11355

Oceanic II Realty Co., LLC  
Attn: Maria Konstantakos  
44-12 43rd Avenue  
Sunnyside, NY 11104

Ahmed Ramovic  
12 Devonshire Drive  
White Plains, NY 10605

2095 Mohegan Realty LLC  
c/o Sharp Management Corp.  
Attn: Janitza Jiminez  
2365 Nostrand Avenue, 2nd Floor  
Brooklyn, NY 11210

2850 Grand Concourse Corp.  
Attn: Pablo Enamorado  
3416 Giles Place  
Bronx, NY 10463

Geel Community Union Avenue HDfC  
c/o Geel Community Services, Inc.  
Attn: Frank Nanton  
2615 Grand Avenue  
Bronx, NY 10468

1413 Prospect Avenue Realty Corp.  
c/o Sandy Realty  
Attn: Sandro Makaj  
2316 Wallace Avenue, #A23  
Bronx, NY 10467

MGSA III LLC  
c/o Sharp Management Corp.  
Attn: Daniel Caller  
2365 Nostrand Avenue, 2nd Floor  
Brooklyn, NY 11210

211 Elizabeth Street Condominium  
c/o Argo Real Estate LLC  
Attn: Anne Brown  
50 West 17th Street, 7th Floor  
New York, NY 10011

Mohmod Elahi  
1542 Longfellow Avenue  
Bronx, NY 10460



138th Street Realty Holding Co., LLC  
Attn: Harpaul Rai  
923 Market Street  
Paterson, NJ 07513

Murat Realty LLC  
Attn: Zahida Martinovic  
119-02 91st Avenue, #1A  
Richmond Hill, NY 11418

932 East 173rd Street LP  
Attn: Celine Petit  
445 East 171st Street  
Bronx, NY 10457

The Bococa Suites Condominium  
c/o Sandberg Management, Corp.  
Attn: Gregory Dealto  
231 West 29th Street, #901  
New York, NY 10001

Cascade Property Management LLC  
Attn: Joseph Emile  
755 East 56th Street  
Brooklyn, NY 11234

J.C. Chasop, LLC  
Attn: Jacob Winter  
333 Kingston Avenue  
Brooklyn, NY 11213

Louco Realty, LLC  
Attn: Abraham Williams  
436 Belmont Avenue  
Brooklyn, NY 11207

354 East 53rd LLC  
c/o J. Wasser & Co. Inc.  
Attn: Alex Kohn  
1261 39th Street, 3rd Floor  
Brooklyn, NY 11218

2574 Bedford Apartments LLC  
c/o Cedar Bridge Management Corp.  
Attn: Judah Stern  
1449 37th Street, #608  
Brooklyn, NY 11218

FC 2501 LLC  
c/o Four Corners Development Group LLC  
Attn: Jason Wisotsky  
15 American Avenue, #301  
Lakewood, NJ 08701

2509 Realty LLC  
Attn: Robert Cohen  
176 West Houston Street, Ground Floor  
New York, NY 10014

188-23rd Street, Jackson Heights, Inc.  
Attn: Nette Gaastra  
34-13 80th Street, #41  
Jackson Heights, NY 11372

Reni Realty Corp.  
c/o Building Group Management, LLC  
Attn: William Gurman  
1029 East 163rd Street, #201  
Bronx, NY 10459

K Street Estates, LLC  
c/o J. Wasser & Co. Inc.  
Attn: Joe Wasser  
1261 39th Street, 3rd Floor  
Brooklyn, NY 11218

VIP Hughes Avenue HDFC  
c/o Dougert Management Corp.  
Attn: Edward Diaz  
2881 Middletown Road  
Bronx, NY 10461

The 447 Decatur Street Condominium  
Attn: Chelsea Herman  
447 Decatur Street, #1A  
Brooklyn, NY 11233

313 & 314 23rd Street Condominium  
Attn: Carol Johnston  
314 23rd Street, #3D  
Brooklyn, NY 11215

The 107-109 Skillman Street Condominium  
c/o All Care Management  
Attn: Dave Schwartz  
85 Skillman Street, #1B  
Brooklyn, NY 11205

Tempire LLC  
Attn: Anton Tinaj  
343 East 65th Street, #2RE  
New York, NY 10065