

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



Joseph A. Post
Deputy General Counsel – NY

January 28, 2016

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

***Re: Matter 15-____ – 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 15-_____

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 and the number of living units in each MDU is set forth in Column D.

Owners and Agents

2. The names of the current owners and managing agents of each MDU are listed in Columns E, F, and G 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 I 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 H 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 H 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

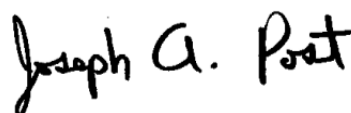
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: January 28, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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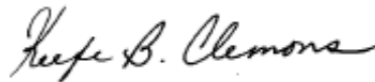
Matter 15-_____

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 28, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 35 Multiple-Dwelling Unit Buildings in
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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 35 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 28, 2016 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 28, 2016

SERVICE LIST

Morris Heights HDFC, Inc.
c/o Arco Management Corp.
Attn: Amanda Guzman
4 Executive Boulevard, #100
Suffern, NY 10901

Reclaim Round II HDFC
c/o Dougert Management Corp.
Attn: Eric Vazquez
2881 Middletown Road
Bronx, NY 10461

Stadium Court Associates, LLC
Attn: Denise Veloz
232 East 84th Street
New York, NY 10028

Melrose Court Condominium
c/o The Wavecrest Management Team Ltd.
Attn: Avi Slansky
87-14 116th Street
Richmond Hill, NY 11418

East 166 Associates LLC
Attn: Chan Brie
199 Lee Avenue, #233
Brooklyn, NY 11211

Fulton Jefferson Associates, LP
c/o Phipps Houses Services, Inc.
Attn: Adam Weinstein
902 Broadway
New York, NY 10010

1670 Longfellow Avenue HDFC
Attn: Bruce Smith
1670 Longfellow Avenue, Office 1F
Bronx, NY 10460

Ardowork Corporation
Attn: Carlo Ceppi
2685 University Avenue, #10C
Bronx, NY 10468

Aqua 2734 Clafin LLC
c/o Residential Management (NY), Inc.
Attn: Labe Twerski
1651 Coney Island Avenue, 4th Floor
Brooklyn, NY 11230

Palisade Associates, LLC
c/o R.A.Cohen & Associates, Inc.
Attn: Ralph Della Cava
60 East 42nd Street, #850
New York, NY 10165

2853 Webb Avenue Associates LLC
c/o Benenson Funding Corp.
Attn: Christopher Perez
20 West 55th Street, 6th Floor
New York, NY 10019

Reo HDFC
c/o The Wavecrest Management Team
Attn: Bob Spitz
87-14 116th Street
Richmond Hill, NY 11418

Parrocks Associates LP
c/o Kraus Management Inc.
Attn: Ramiro Velez
33-01 Vernon Boulevard
Long Island City, NY 11106

The Sutton
c/o New Bedford Management Corp.
Attn: Paula Rybaczyk
210 East 23rd Street, 5th Floor
New York, NY 10010

4563 White Plains Road Realty Corp.
Attn: Vincent Romano
4364 White Plains Road
Bronx, NY 10466

Gjuraj Realty Corp.
Attn: Mhill (Mike) Gjuraj
2707 Lurting Avenue
Bronx, NY 10469

389 East 194th Street HDFC
c/o Fordham-Bedford Housing Corp.
Attn: Patrick McGarry
2751 Grand Concourse
Bronx, NY 10468

Ramdin & Associates, LLC
Attn: Seeta Ramdin
2215 Lyon Avenue, PH
Bronx, NY 10462

Yorkville Land Associates LLC
c/o Ogden Cap Properties, LLC
Attn: Kelly Herzfeld
545 Madison Avenue, 5th Floor
New York, NY 10022

370 West 58th Street Corporation
c/o Wallack Management Co., Inc.
Attn: Sam Eisner
441 Lexington Avenue, 4th Floor
New York, NY 10017

First Garden Corporation
c/o The Andrews Organization
Attn: Helen Mayers
666 Broadway, 12th Floor
New York, NY 10012

62 Cooper Square Condominium
c/o The Andrews Organization
Attn: Afrim Pocesta
666 Broadway, 12th Floor
New York, NY 10012

HP Longwood Gardens HDFC, Inc.
c/o Longwood Gardens LLC
Attn: Sandra Erickson
1394 Clay Avenue, #1C
Bronx, NY 10456

8415 Realty LLC
c/o Ace Management
Attn: Leonard Schwartz
5312 New Utrecht Avenue
Brooklyn, NY 11219

Stratton Condominium
c/o The Andrews Organization
Attn: Aja-Raigh Brewster
666 Broadway, 12th Floor
New York, NY 10012

New Heights Apartments LLC
Attn: Moshe Piller
1276 50th Street
Brooklyn, NY 11219

228 Nagle Realty LLC
c/o Progressive Management of N.Y. Corp.
Attn: Neal Rick
15 Verbena Avenue, #100
Floral Park, NY 11001

Franklin 81 Holdings, LLC
c/o Rex Properties, Inc.
Attn: Francis Moezinia
81 Franklin Street
New York, NY 10013

810-Ve Laight, LLC
c/o Whitestar Management Services, LLC
Attn: Daniel O'Donnell
902 Clint Moore Road, #220
Boca Raton, FL 33487

Greene Street Dream Owners Corp.
c/o The Andrews Organization
Attn: Alison Vella
666 Broadway, 12th Floor
New York, NY 10012

Edward Dozier, Sr. HDFC
c/o West Harlem Group Assistance, Inc.
Attn: Donald Notice
1652 Amsterdam Avenue, Front #1
New York, NY 10031

GTTG Broadway Corp.
c/o First Management Corp.
Attn: Jimmy Demetriou
34-03 Broadway
Astoria, NY 11106

WE Audubon 100 LLC
c/o MGH Management LLC
Attn: Shimon Roseman
1 Hillcrest Center Drive, #203
Spring Valley, NY 10977

561 West 179 St. NYC LLC
c/o Park Avenue South Management LLC
Attn: Indhira Sepulveda
507 West 186th Street, #A4
New York, NY 10033

Clinton Housing West 52nd Partners, LP
c/o Clinton Housing Development Fund Corp.
Attn: Joe Restuccia
403 West 40th Street
New York, NY 10018