

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



Joseph A. Post
Deputy General Counsel – NY

March 14, 2016

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

***Re: Matter 16-____ – Petition of Verizon New York Inc. for Orders of Entry
for 32 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 32 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 32 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 32 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 16-_____

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 32 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 32 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

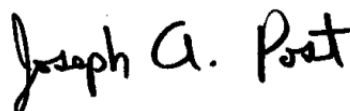
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

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: March 14, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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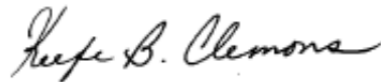
Matter 16-_____

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
March 14, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

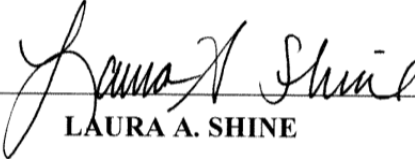
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 32 Multiple-Dwelling Unit Buildings in the City of New York was sent on March 14, 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
March 14, 2016

SERVICE LIST

William Neher Management, LLC
Attn: Stephen Thomas
239 Main Street
Staten Island, NY 10307

69th Tenants Corp.
c/o Charles H. Greenthal Management Corp.
Attn: Mark Hamilton
4 Park Avenue, 3rd Floor
New York, NY 10016

Clinton Housing West 40th Partners, L.P.
c/o Clinton Housing Development Company
Attn: Phil Caporaso
403 West 40th Street
New York, NY 10018

Hampton Realty Limited Partnership
c/o Estates NY Real Estate Services LLC
Attn: Wellington Gomez
40 West 57th Street, 23rd Floor
New York, NY 10019

Riverstone Housing Associates LLC
Attn: Sam Goldberg
571 East New York Avenue, #A
Brooklyn, NY 11225

Colorado Associates, LLC
c/o AAG Management Inc.
Attn: David Grossman
421 7th Avenue, #1500
New York, NY 10001

IG Greenpoint Corp.
c/o Bldg Management Co., Inc.
Attn: Christopher Orpheus
417 Fifth Avenue, 4th Floor
New York, NY 10016

Malesia Realty Corp.
Attn: Jimmy Lulanaj
914 McLean Avenue, #1
Yonkers, NY 10704

Bronx Park Gardens LLC
c/o Aleseda Management Corp.
Attn: Issac Nieves
305 East 204th Street
Bronx, NY 10467

4331 Richardson Realty Corp.
Attn: Eric Totaram
1501 St. Lawrence Avenue
Bronx, NY 10460

72-38 113th Realty LLC
c/o Ditmas Management Corp.
Attn: Ross Epstein
3333 New Hyde Park Road, #411
New Hyde Park, NY 11042

259 Bleecker LLC
Attn: Renee Roubos
176 West Houston Street
New York, NY 10014

DS 130 Orchard LLC
c/o Delshah Management, LLC
Attn: Lewis Scijoo
114 East 13th Street, Front 1
New York, NY 10003

300-302 East 119 Street HDFC
Attn: Gail Felix
300 East 119th Street, #1B
New York, NY 10035

2860 Partners LLC
c/o Pel Park Realty
Attn: Mark Fothe
19 Court Street, #202
White Plains, NY 10601

2714 Bainbridge LLC
c/o New York City Management LLC
Attn: Carol Chen
381 Park Avenue South, 15th Floor
New York, NY 10016

Walton Avenue Senior HDFC, Inc.
Attn: Olney Reynolds
900 Grand Concourse
Bronx, NY 10451

Bronx Preservation HDFC
c/o Progressive Management of N.Y. Corp.
Attn: Perry Parker
15 Verbena Avenue, #100
Floral Park, NY 11001

948 East 179 LLC
Attn: Yisrel Barron
3706 Flatlands Avenue
Bronx, NY 11234

Calper Realty Associates LLC
c/o Concord Management of NY LLC
Attn: Linda Mercado
1328 New York Avenue
Huntington Station, NY 11746

Kuz Realty LLC
c/o Gazivoda Management LLC
Attn: Angela Gazivoda
3200 Cruger Avenue, #201
Bronx, NY 10467

Crestview Owners, Inc.
Attn: Steve Klein
P.O. Box 268
Bronx, NY 10471

Map Longfellow, LLC
Attn: Abe Peters
123 William Street, 15th Floor
New York, NY 10038

Sr. Lucian Senior HDFC
c/o Progress of Peoples Management Corp.
Attn: George Stathoudakis
191 Joralemon Street, 8th Floor
Brooklyn, NY 11201

PNC 99 Realty, LLC
c/o Capital One Realty Corp.
Attn: Vincent Romano
4364 White Plains Road
Bronx, NY 10466

Burlington House Condominium
c/o Building Equity Management LLC
Attn: Michael Vinocur
1261 Broadway, #812
New York, NY 10001

Lakeview Owners Corp.
c/o FirstService Residential New York, Inc.
Attn: Gabriel Suleymanov
622 Third Avenue, 14th Floor
New York, NY 10017

Fulton Park Site 4 Houses, Inc.
c/o Shinda Management Corp.
Attn: Kenneth Cohen
221-10 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

Fulton Park Site 2 Houses, Inc.
c/o The Amistad Management Corp.
Attn: William Lucas
43 North Central Avenue, #2
Valley Stream, NY 11580

East 37th Street LLC
c/o Elk Investors, Inc.
Attn: Michael Conteduca
489 5th Avenue, 6th Floor
New York, NY 10017

George J. Curis
90 72nd Street
Brooklyn, NY 11209

Saint Leonard's HDFC
c/o Progress of Peoples Management Corp.
Attn: George Stathoudakis
191 Joralemon Street, 8th Floor
Brooklyn, NY 11201