

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

Joseph A. Post
Deputy General Counsel – NY



July 8, 2015

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

Re: Matter 15- ____ – Petition of Verizon New York Inc. for Limited 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 Limited Orders of Entry for 26 Multiple-Dwelling Unit Buildings in the City of New York.

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: Please contact me at 228correspondence@verizon.com if you believe that your building was included in this Petition in error or you are now willing to allow a survey of the property in preparation for installation of Verizon's cable television facilities. Please include in the email message your name, company, address, telephone number, and the address of the building.

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 Limited
Orders of Entry for 26 Multiple-Dwelling Unit
Buildings in the City of New York**

Matter 15-_____

PETITION FOR LIMITED ORDERS OF ENTRY

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 26 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

Specific Location of the Properties

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 26 MDUs listed in Exhibit 1. Each MDU is a residential building; the number of living units in each MDU is set forth in column D of Exhibit 1. The owner or managing agent of each MDU listed on Exhibit 1 has either: (1) failed to respond to Verizon’s letters requesting access for purposes of performing a pre-installation survey, or (2) affirmatively denied Verizon’s request for access. Column I of Exhibit 1 sets forth the type of response received for each building.

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 enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

Proof of Service of Notice of Intention to Install Cable Television Facilities and Service

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and Service, as required by 16 NYCRR Part 898. 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 pre-installation surveys.

Indemnification

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey.

Pre-Installation Survey Work will be Conducted Without Prejudice to the Owner’s Right to Receive Just Compensation

7. The proposed pre-installation survey 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 for the Pre-Installation Surveys

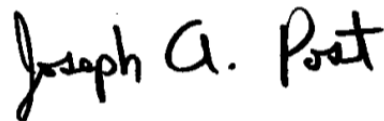
8. Verizon’s formal efforts are set forth in Column H of Exhibit 1.

Opportunity for the Owner to Answer the Petition

9. The owner of each MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, together with such other relief as the Commission may deem just and proper.

Respectfully submitted,

Handwritten signature of Joseph A. Post in black ink.

JOSEPH A. POST
140 West Street, 6th Floor
New York, New York 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: New York, New York
July 8, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
Orders of Entry for 26 Multiple-Dwelling Unit
Buildings in the City of New York**

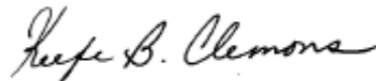
Matter 15-_____

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. I have read the foregoing Petition and I know its contents. To the best of my

knowledge, based on information provided to me by employees of the Petitioner and its affiliates, the foregoing Petition is true.



KEEFE B. CLEMONS

Dated: New York, New York
July 8, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
Orders of Entry for 26 Multiple-Dwelling Unit
Buildings in the City of New York**

Matter 15-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 26 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 8, 2015 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
July 8, 2015

SERVICE LIST

Armstrong Gardens Condominium
c/o Dome Property Management, Inc.
Attn: Michael Motelson
109 Winant Place
Staten Island, NY 10309

Weinberg Properties
c/o DeLaurentis Management Corp.
Attn: Beth DeLaurentis
360 East 57th Street
New York, NY 10022

AGJCJ West Palm Realty LLC
Attn: Christine Armato
35-50 159th Street
Flushing, NY 11358

Benson Associates LLC
c/o R. & C. Management, LLC
Attn: Irving Cohen
139-15 243rd Street
Rosedale, NY 11422

Benson Associates LLC
c/o R. & C. Management, LLC
Attn: Irving Cohen
139-15 243rd Street
Rosedale, NY 11422

Wemant LLC
Attn: Wai Paniccioli
2911 86th Street, #5D
Brooklyn, NY 11223

3206 Realty LLC
c/o Theo Management Corporation
Attn: George Theodosopoulos
254-24 Northern Boulevard
Little Neck, NY 11362

32-52 33rd Street, LLC
c/o A&E Real Estate Holdings, LLC
Attn: Donald Hastings
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

2021 Lexington Ave Realty LLC
c/o Accord Realty Services, Inc.
Attn: Noel Intner
25 West 45th Street, #505
New York, NY 10036

Parkview Condominium
c/o Veritas Property Management LLC
Attn: Lisa Mejia
1995 Broadway, #1201
New York, NY 10023

Sebco IV Associates LP
c/o Building Management Associates, Inc.
Attn: Latoya Allen
885 Bruckner Boulevard
Bronx, NY 10459

140 West 238th Street LLC
c/o Casablanca Management
Attn: Monique Casablanca
217 West 231st Street, #2
Bronx, NY 10463

Ocean Five Two Two Associates, LLC
c/o Stellar Management LLC
Attn: Besim Beskovic
156 William Street, 10th Floor
New York, NY 10038

Jims Realty LLC
Attn: Richard Joseph
438 Kingston Avenue
Brooklyn, NY 11225

Quincy Senior Residences HDFC
c/o The Wavecrest Management Team Ltd.
Attn: Edward Innis
87-14 116th Street
Richmond Hill, NY 11418

K.P. Realty, LLC
c/o Metropolitan Property Services, Inc.
Attn: David Rodriguez
141-50 85th Road
Briarwood, NY 11435

470 Stratford Holding, LLC
c/o Reliable Realty and Management LLC
Attn: Martin Katz
5314 16th Avenue, #272
Brooklyn, NY 11204

1779 81st Street LLC
c/o Marin Management Corp.
Attn: Martin Hollander
157 East 25th Street
New York, NY 10010

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

119 West 71st Street Owners Corp.
c/o Sequoia Property Management Corp.
Attn: Steven Shapiro
666 Lexington Avenue, #207
Mount Kisco, NY 10549

534 West 178 Equities, LLC
c/o Alma Realty Corp.
Attn: Yiannis Sismanoglou
31-10 37th Avenue, #500
Long Island City, NY 11101

Wadsworth 82 LLC
c/o Langsam Property Services Corp.
Attn: Simon Roseman
1 Hillcrest Center Drive, #230
Spring Valley, NY 10977

770 Realty LLC
Attn: Samuel Cynamon
1470 Flatbush Avenue
Brooklyn, NY 11210

Morningside Heights SN, LLC
c/o Arkar, Inc.
Attn: Robert Seiden
1597 York Avenue, Store #2
New York, NY 10028

501 West 173, LLC
c/o R.E.M. Residential
Attn: Alana Stridiron
36 West 37th Street, 8th Floor
New York, NY 10018

25 Lefferts LLC
c/o Metropolitan Property Services, Inc.
Attn: David Rodriguez
141-50 85th Road, #1C
Briarwood, NY 11435