

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

Joseph A. Post
Deputy General Counsel – NY



July 31, 2015

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 44 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 44 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 44 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: 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 installation of Verizon's cable television facilities. 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 44 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 44 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 44 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.

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

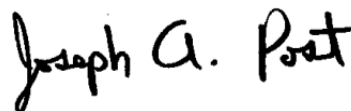
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise 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,



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

Counsel for Verizon New York Inc.

Dated: July 31, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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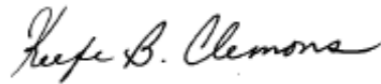
Matter 15-_____

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. 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 31, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 44 Multiple-Dwelling Unit Buildings in
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DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 44 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 31, 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 31, 2015

SERVICE LIST

Brooklyn441 LLC
Attn: Steve Spera
54 Lincoln Road, Ground Floor
Brooklyn, NY 11225

456 LLC
Attn: Michael Miles
438 Kingston Avenue
Brooklyn, NY 11225

30 Saint Felix Street LLC
Attn: Frederick Wiener
1220 Broadway, #502
New York, NY 10001

Snyder305 LLC
c/o M and I Management
Attn: Mike Spira
2302 Nostrand Avenue, #4547
Brooklyn NY 11210

Lincoln54 LLC
Attn: Steve Spera
2071 Flatbush Avenue
Brooklyn, NY 11234

Flatman LLC
c/o M and I Management
Attn: Mike Spira
2302 Nostrand Avenue, #4547
Brooklyn NY 11210

Arbern Hawthorne LLC
c/o Jonas Equities, Inc.
Attn: Moishe Rhine
725 Church Avenue
Brooklyn, NY 11218

3900 Harper Avenue, LLC
c/o Gilman Management Corp.
Attn: Nelson Colon
55 Watermill Lane, #100
Great Neck, NY 11021

80 Winthrop Street Owners Corp.
c/o Maxx Properties
Attn: Reginald Boyd
600 Mamaroneck Avenue, 5th Floor
Harrison, NY 10528

1745 Caton Avenue Associates
Attn: Lisa Glass
P.O. Box 68
Mamaroneck, NY 10543

Samber Holding Corp.
Attn: Harry Silverstein
429 Mayfair Drive South
Brooklyn, NY 11234

Park 50 West Properties LLC
Attn: David Winiarski
1030 Ocean Avenue, #1B
Brooklyn, NY 11226

Rebecca Properties LLC
c/o Jonas Equities, Inc.
Attn: Moshe Rhine
725 Church Avenue
Brooklyn, NY 11218

Linden 95 LLC
c/o Halt Management Inc.
Attn: Yonah Halton
829 Greenwood Avenue, #1C
Brooklyn, NY 11218

599 East 7th Street Owners' Corp.
c/o Maxx Properties
Attn: Gerald Haak
600 Mamaroneck Avenue
Harrison, NY 10528

Rosebranch Realty LLC
c/o Gutman Management Co. Inc.
Attn: Efran Berger
4907 18th Avenue
Brooklyn, NY 11204

Bensonhurst Housing for the Elderly HDFC
c/o T.U.C. Management Company, Inc.
Attn: Jeff Goldstein
200 West 57th Street, #702
New York, NY 10019

135 Hudson Street Cooperative, Inc.
c/o New Bedford Management Corp.
Attn: Mark Markasevic
210 East 23rd Street, 5th Floor
New York, NY 10010

240 West 75th Street Corp.
c/o Tudor Realty Services Corp.
Attn: Susan Trauner
250 Park Avenue South, 4th Floor
New York, NY 10003

314 Tenant Owners Corp.
c/o The Andrews Organization, Inc.
Attn: Sandra Nazario
666 Broadway, 12th Floor
New York, NY 10012

40 West 84th Street Owners Corp.
c/o Alexander Wolf & Company, Inc.
Attn: Eric Lash
One Dupont Street, #200
Plainview, NY 11803

The Park Lane Condominium
c/o The Andrews Organization, Inc.
Attn: Eugene Andrews
666 Broadway, 12th Floor
New York, NY 10012

Samjo Realty Corp.
Attn: Ehud Livne
1060 Ocean Avenue, #A1
Brooklyn, NY 11226

Acquisition America X, LLC
c/o Empire Management America Corp.
Attn: Steven Kurlander
347 Fifth Avenue, #1600
New York, NY 10016

855 West End Owners Corp.
c/o Marolda Properties Inc.
Attn: Audrey Johnson
46 Trinity Place, 3rd Floor
New York, NY 10006

Soho North Condominium
c/o Sandra Greer Real Estate, Inc.
Attn: Sami Najjar
201 East 77th Street
New York, NY 10075

HP West Harlem Owner HDFC, Inc.
c/o C&C Apartment Management LLC
Attn: Anthony Calascibetta
1735 Park Avenue, #300
New York, NY 10035

Broadway HDFC, Inc.
c/o Broadway Housing Communities, Inc.
Attn: Kevin Paterson
583 Riverside Drive, 7th Floor
New York, NY 10031

Post 66 LLC
c/o Norwax Associates Inc.
Attn: Carlos Ramirez
1046 McLean Avenue
Yonkers, NY 10704

United Help/Self Help Housing for the Elderly HDFC, Inc.
c/o Douglas Elliman Property Management
Attn: Ed Ermler
140-16 45th Avenue
Queens, NY 11355

221 McDonald Ave LLC
c/o Jalen Management Company
Attn: Paula Zacharakos
7018 Fort Hamilton Parkway
Brooklyn, NY 11228

Franklin Tower Condominium
c/o The Andrews Organization, Inc.
Attn: Jonathan Scutari
666 Broadway, 12th Floor
New York, NY 10012

508 Columbus Properties LLC
Attn: J.R. McKechnie
214 West 39th Street, #1200
New York, NY 10018

961 Columbus LOF LLC
c/o Treetop Development, LLC
Attn: Ken Friedman
500 Frank W. Burr Boulevard, #47
Teaneck, NJ 07666

Coso 350 Manhattan LLC
Attn: Kenneth Friedman
235 West 109th Street, Basement
New York, NY 10025

City of New York
c/o U.H.O. Management Corp.
Attn: Hawatha Selby
494 Eighth Avenue
New York, NY 10001

94-102 Hamilton Place HDFC
c/o H.S.C. Management Corp.
Attn: Iliana Aponte
850 Bronx River Road, #108
Yonkers, NY 10708

3480-3496 Broadway Associates, LLC
c/o Stellar Management
Attn: Ramses Capellan
156 William Street, 10th Floor
New York, NY 10038

Intercontinental St Nicholas Associates, LLC
c/o Stellar Management
Attn: Ramses Capellan
156 Williams Street, 10th Floor
New York, NY 10038

Diagonal Realty LLC
c/o Successful Management Corp.
Attn: Susan Edelstein
145 West 71st Street, #1A
New York, NY 10023

4181 Broadway, LLC
c/o Stellar Management
Attn: Ramses Capellan
156 William Street, 10th Floor
New York, NY 10038

Freeway Company, LLC
c/o Larco Management, LLC
Attn: Larry Geisinger
455 Central Park Avenue, #204
Scarsdale, NY 10583

Vincenzo Labarbera
204 Rathbun Avenue
Staten Island, NY 10312

D & E Realty Co. LLC
Attn: Moses Eckstein
1358 47th Street
Brooklyn, NY 11219