

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



Joseph A. Post
Deputy General Counsel – NY

September 29, 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 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 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 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 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

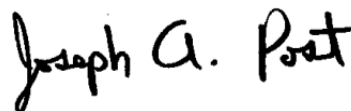
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise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

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: September 29, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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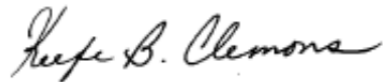
Matter 15-_____

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
September 29, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 32 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 32 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 29, 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
September 29, 2015

SERVICE LIST

44-55 Pineapple Street Owners Corp.
c/o TKR Property Services, Inc.
Attn: Enrique Navarrete
430 16th Street
Brooklyn, NY 11215

Greenhorn Development, LLC
c/o J. R. Equities, Inc.
Attn: Frank Iurato
38 East 29th Street, 10th Floor
New York, NY 10016

80 Madison Avenue, LLC
c/o Pan Am Equities, LLC
Attn: Andres Reynoso
18 East 50th Street, 10th Floor
New York, NY 10022

1921 Hobart LLC
c/o The Morgan Group
Attn: Stuart Morgan
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

T.J.A.N. Realty Corp.
Attn: Elizabeth Makaj
291 Agor Lane
Mahopac, NY 10541

277 Eastco LLC
c/o Tryax Realty Management, Inc.
Attn: Miguel Leon
1476 Walton Avenue
Bronx, NY 10452

E.B. Management Associates LLC
Attn: Eshan Bokhour
166-25 Powells Cove, #21D
Flushing, NY 11357

Cambridge 41-42 Owners Corp.
c/o Norcor Management Corp.
Attn: Vincent Lo
40-14 72nd Street, #B
Woodside, NY 11377

The Towers Cooperative Corp.
Attn: Roberta Turner
33-15 80th Street, Basement
Jackson Heights, NY 11372

DZ Family Associates, LP
c/o ABS Partners Real Estate, LLC
Attn: Michael Sass
200 Park Avenue South, 10th Floor
New York, NY 10003

1080 LLC
c/o Abro Management Corp.
Attn: Martin Scharf
734 West Broadway
Woodmere, NY 11598

Mapes Boulevard HDFC
c/o Daly Avenue Associates, LP
Attn: Olga Baylli
921 East 180th Street
Bronx, NY 10460

216 Macon Street LLC
c/o Total Realty Associates Inc.
Attn: Milagros Martinez
733 Yonkers Avenue, #103
Yonkers, NY 10704

Charm Realty LLC
Attn: Salvatore Razza
172 East 206th Street
Bronx, NY 10458

2979 Marion Ave LLC
c/o The Morgan Group
Attn: Zach Pisani
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

2773-2779 Briggs Avenue LLC
c/o The Morgan Group
Attn: Ramon Pena
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

Cooperfield Properties Inc.
Attn: Nathan Fishman
4422 Broadway, Box 330
New York, NY 10040

Mark Perlleshi
c/o Jagoda Realty Co.
Attn: Mark Perlleshi
748 Astor Avenue
Bronx, NY 10467

Shypri Realty Corp.
c/o Bajraktari Management Corp.
Attn: Harry Bajraktari
617 East 188th Street
Bronx, NY 10458

Walton Avenue Associates LLC
c/o Tryax Realty Management, Inc.
Attn: Michael Schmelzer
60 Cuttermill Road, #208
Great Neck, NY 11021

Townsend Realty Estates, LLC
Attn: Sam Rosen
1274 49th Street
Brooklyn, NY 11219

Walton Avenue Associates LLC
c/o Tryax Realty Management, Inc.
Attn: Michael Schmelzer
60 Cuttermill Road, #208
Great Neck, NY 11021

190 W 170 Realty LLC
c/o The Morgan Group
Attn: Zach Pisani
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

Walton Management LLC
c/o 1920 Walton LLC
Attn: Manny Stein
1175 Grand Concourse
Bronx, NY 10452

Alliance Housing II Associates
c/o Park Management Inc.
Attn: John Dembitzer
571 East New York Avenue, #A
Brooklyn, NY 11225

1150 Realty LLC
Attn: Al Lazar
PO Box 3399
Wallington, NJ 07057

V & G Heath Ave Realty Corp.
Attn: Yanet Reynoso
3840 Orloff Avenue, #A
Bronx, NY 10463

Fortress CWW LLC
Attn: David Amishay
490 New York Avenue, #1A
Brooklyn, NY 11225

224 Realties LLC
c/o Steinberg & Pokoik Management Corp.
Attn: Howard Baum
575 Madison Avenue, 7th Floor
New York, NY 10022

C K Austin Holdings LLC
c/o CYA Management LLC
Attn: Cheryl Saunders
11 Avenue F, 3rd Floor
Brooklyn, NY 11218

St. Charles Condominium II
Attn: Bruce Shine
273 West 136th Street
New York, NY 10030

Fort Washington Estates, LLC
Attn: Michael Zolty
5308 13th Avenue, #252
Brooklyn, NY 11219