

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



**Joseph A. Post**  
Deputy General Counsel – NY

December 2, 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 37 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 37 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 37 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](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](mailto: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 37 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 37 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 37 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

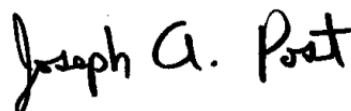
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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



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

Counsel for Verizon New York Inc.

Dated: December 2, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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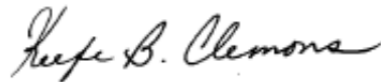
**Matter 15-\_\_\_\_\_**

**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. To the best of my knowledge, based on information provided by employees of the

Petitioner and its affiliates, the foregoing Petition is true.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
December 2, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

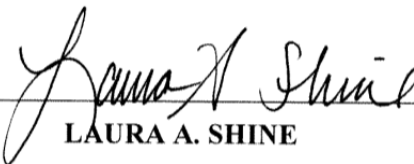
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 37 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 2, 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  
December 2, 2015

## SERVICE LIST

La Guardia Place Condominium  
c/o The Andrews Organization  
Attn: Michael Dininno  
666 Broadway, 12th Floor  
New York, NY 10012

Reaper Realty LLC  
c/o Vanderleigh Properties, LLC  
Attn: Henry Moses Jr.  
66 Marbledale Road  
Tuckahoe, NY 10707

168 Norfolk Street HDFC  
Attn: Elena Rodriguez  
168 Norfolk Street, #14  
New York, NY 10002

309 W. 109th Street Corp.  
c/o A.J. Clarke Real Estate Corp.  
Attn: Josh Hoffman  
1881 Broadway, 4th Floor  
New York, NY 10023

207 Sherman Associates, LLC  
c/o SDG Management Corp.  
Attn: Alex Bonnet  
888 7th Avenue, 24th Floor  
New York, NY 10106

Binaku Realty Co., Inc.  
Attn: Paul Gecaj  
2300 Bronx Park East  
Bronx, NY 10467

Birch Leasing Limited Partnership  
c/o Estates NY Real Estate Services LLC  
Attn: Simon Bohbot  
40 West 57th Street, 23rd Floor  
New York, NY 10019

Caso Hills Realty, LLC  
c/o NHE Management Assoc., LLC  
Attn: Thomas Potvin  
90-11 160th Street, #100  
Jamaica, NY 11432

Briarwood Associates LP  
c/o Metropolitan Property Services, Inc.  
Attn: Neil Altman  
141-50 85th Road  
Briarwood, NY 11435

Pershing Crescent Apartments Company LP  
c/o Principal Management Partners  
Attn: Peter August  
40 Randall Avenue  
Freeport, NY 11520

Kenneth Syndicate LLC  
c/o New Bedford Management Corp.  
Attn: Rita Kurniawan  
210 East 23rd Street, 5th Floor  
New York, NY 10010

50-21 Owners Ltd.  
c/o JC Management Services, LLC  
Attn: John Coco  
28-60 31st Street  
Queens, NY 11102

81-05 Tenants Ltd.  
c/o B.L. Management, Inc.  
Attn: Joseph Donofrio  
25-83 Francis Lewis Boulevard  
Bayside, NY 11358

The Gardens 75th Street Owners Corp.  
c/o Argo Real Estate LLC  
Attn: Stephanie Minor  
135-09 83rd Avenue, #1C  
Kew Gardens, NY 11435

Coronet Owners, Inc.  
c/o FirstService Residential New York, Inc.  
Attn: Farik Badalov  
622 Third Avenue, 15th Floor  
New York, NY 10017

Karan Realty Associates, LLC  
Attn: Andra Black  
98 Cutter Mill Road, #313  
Great Neck, NY 11021

Bedford Street Owners Corp.  
c/o Halstead Management  
Attn: Gloria Ventura  
770 Lexington Avenue, 7th Floor  
New York, NY 10065

310/312 East 23rd Apartment Corp.  
c/o Maxwell Kates, Inc.  
Attn: Mitchell Berg  
9 East 38th Street, 6th Floor  
New York, NY 10016

La Casa Nuestra HDFC  
c/o El Barrio's Operation Fightback Inc.  
Attn: Mariluz Hernandez  
413 East 120th Street, #403  
New York, NY 10035

184th Realty Group LLC  
Attn: Zachary Magid  
66 Highland Avenue  
Roslyn, NY 11576



2055-61 Davidson Avenue HDFC  
c/o The Mount Hope Housing Company, Inc.  
Attn: Roselyn Gaspard  
2003-05 Walton Avenue  
Bronx, NY 10453

HPG LLC  
Attn: Shaban Mehaj  
2675 Morris Avenue, Front  
Bronx, NY 10468

NYC Educational Construction Fund  
c/o R.Y. Management Co. Inc.  
Attn: Daniel Durante  
1619 Third Avenue  
New York, NY 10128

Walton Apartments LLC  
c/o Keystone Management  
Attn: Aron Ginsberg  
1744 East 3rd Street  
Brooklyn, NY 11223

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

152-156 East 171 Street Realty LLC  
c/o Urban Management LLC  
Attn: John Schroeder  
161 Suffolk Street  
New York, NY 10002

Penny Lane Realty, LP  
Attn: Jose Cebalos  
7 Johnson Drive  
Rariton, NJ 08869

1650 BLHC Services Corp.  
c/o Bronx Lebanon Hospital Center  
Attn: Dana Marte  
1650 Selwyn Avenue, #6B  
Bronx, NY 10457

2851 Realty LLC  
c/o Bee & Bee Management Corp.  
Attn: Robert Bauer  
1624 Webster Avenue  
Bronx, NY 10457

3873 Orloff Avenue LLC  
c/o Nytex Management Inc.  
Attn: Alex May  
55 Oceana Drive East, PH-3B  
Brooklyn, NY 11235

2224 Adams Realty LLC  
c/o Schur Management Co. Ltd.  
Attn: Tony Pacheco  
2432 Grand Concourse, #400  
Bronx, NY 10458

201 West 109 Street Associates, LLC  
Attn: Aryeh Adler  
1253 East 28th Street  
Brooklyn, NY 11210

Wadsworth LP  
Attn: Connie Pearl  
P.O. Box 1064  
Jackson City, NJ 08527

HPDC2 HDFC, Inc.  
c/o The Wavecrest Management Team Ltd.  
Attn: Rosi Sanchez  
87-14 116th Street  
Richmond Hill, NY 11418

55 Houston Realty LLC  
c/o Vintage Group LLC  
Attn: Estaban Arias  
15 West 39th Street, 8th Floor  
New York, NY 10018

COB 3351 Broadway LLC  
c/o Stellar Management  
Attn: Ramses Capellan  
156 William Street, 10th Floor  
New York, NY 10038

Wingate Hall Company LLC  
c/o Sandra Greer Real Estate, Inc.  
Attn: Jimmy Wachaa  
201 East 77th Street  
New York, NY 10075