

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



Joseph A. Post
Deputy General Counsel – NY

December 23, 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 46 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 46 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 46 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 46 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 46 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 46 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

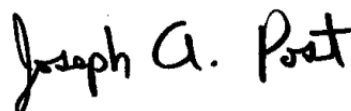
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 6th Floor
New York, New York 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: December 23, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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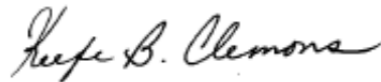
Matter 15-_____

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.



KEEFE B. CLEMONS

Dated: New York, New York
December 23, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

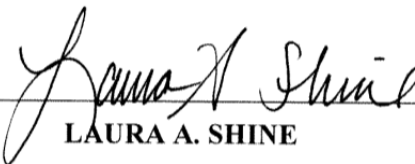
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 46 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 23, 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 23, 2015

SERVICE LIST

125 West 31st Street Associates, LLC
c/o Sidney Fetner Associates
Attn: Greg Montgomery
1 Bryant Park, 48th Floor
New York, NY 10036

36 Attorney Street HDFC
Attn: Marta Pichardo
157 Broome Street, #5D
New York, NY 10002

40 Clinton LLC
c/o Tower Brokerage, Inc.
Attn: Robert Perl
335 East 10th Street
New York, NY 10009

166 East 96th Street Owners Corp.
c/o Rudd Realty Management Corp.
Attn: Faith Brenner
641 Lexington Avenue, 10th Floor
New York, NY 10022

556 West 140th St., LLC
c/o Woodcrest Management Corp.
Attn: Steven Schneider
286 Madison Avenue, #1706
New York, NY 10017

765 Amsterdam Ave LLC
c/o Samson Management LLC
Attn: Christian Toriello
97-77 Queens Boulevard, #710
Rego Park, NY 11374

207 Sherman Associates, LLC
c/o SDG Management Corp.
Attn: Alex Bonnet
888 7th Avenue, 24th Floor
New York, NY 10019

Heights 624 LLC
c/o Bronstein Properties, LLC
Attn: Peter Mettham
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

Kedron Associates LLC
c/o Empire Management
Attn: Steven Kurlander
347 Fifth Avenue, #1600
New York, NY 10016

Chizuk Beth Associates, LP
c/o EK Realty, LLC
Attn: Moshe Katzenstein
939 Eighth Avenue, #301
New York, NY 10019

Feznic Realty Co., LLC
c/o NU-REC Management Corp.
Attn: Paul Gjonaj
970 Morris Park Avenue
Bronx, NY 10462

Neil Ave Construction Co., Inc.
Attn: Frank Lopiano
4419 3rd Avenue, #4A
Bronx, NY 10457

GPC Realty Corp.
Attn: John Curanaj
5 West 91st Street, #4C
New York, NY 10024

1119 Foster LLC
c/o ARM Capital Resources Inc.
Attn: Irene Shreyberg
20 Ocean Court, #1
Brooklyn, NY 11223

Midwood Hall Condominium
c/o Fortune Financial LLC
Attn: Jon Stark
444 Madison Avenue, #601
New York, NY 10022

Linden 166 HDFC, Inc.
c/o Linden Blvd. 166 LP
Attn: Patricia Casenave
100 Schoolhouse Road
Levittown, NY 11756

The Monarch Condominium
c/o LaSala Management, Inc.
Attn: William Archer
66 Palmer Avenue, #43
Bronxville, NY 10708

29 LLC
c/o Kizner Associates, Inc.
Attn: Joseph Kizner
133 West 72nd Street, #503
New York, NY 10023

East 110th Street LLC
Attn: Shawn Vahdat
350 5th Avenue, #5114
New York, NY 10118

703 E. 187th Realty Corp.
Attn: Peter Terranova
691 East 187th Street
Bronx, NY 10458

Nysandy5 Nbp25 LLC
Attn: Brent Pedersen
1075 Gerard Avenue
Bronx, NY 10452

Renewal HDFC, Inc.
c/o Fordham Bedford Housing Corp.
Attn: Catherine Brady
2751 Grand Concourse
Bronx, NY 10468

3184 Villa, LLC
Attn: Anton Gojani
21 East 205th Street, #5
Bronx, NY 10468

Highbridge Community HDFC
c/o Highbridge Community Development Corp.
Attn: Mark Mazzella
1465 Nelson Avenue, #A
Bronx, NY 10452

505 East 178 LLC
Attn: Michael Toikach
524 Brighton Beach Avenue, #2F
Brooklyn, NY 11235

Melrose Cluster, LP
Attn: Ramon Escobar
2432 Grand Concourse, #509
Bronx, NY 10458

Rainbyrd Realty Corp.
Attn: Bheemdeo Ramnarase
3150 Rochambeau Avenue, #A
Bronx, NY 10467

8814 Bay Parkway Owners Corp.
c/o United Management Corp.
Attn: Tom Nelson
166 Montague Street
Brooklyn, NY 11201

Neighborhood Partnership HDFC, Inc.
c/o JGV Management Corp.
Attn: Josue Velazquez
1325 Southern Boulevard
Bronx, NY 10459

Estate of Marie A. Cowing, Sr
c/o FirstService Residential New York, Inc.
Attn: Kimmarie Mealear
622 Third Avenue, 14th Floor
New York, NY 10017

Bedford Park Condominium
c/o J. R. Equities, Inc.
Attn: Lawrence Magid
38 East 29th Street, 10th Floor
New York, NY 10016

The People's Mutual Housing Association of the Lower
East Side, Inc.
c/o L.E.S.P.M.H.A., Inc.
Attn: Julio Rodriguez
228 East 3rd Street, Ground Floor Office
New York, NY 10009

Moshe Samouha
135-36 82nd Avenue
Jamaica, NY 11435

Hudson Cliff Realty, LLC
c/o Sentry Management Corporation
Attn: Robert Kafarski
403 King George Road, #203
Basking Ridge, NJ 07920

510 West 184th Street LLC
c/o Washington Towers LLC
Attn: Alex Kohen
514 West 184th Street, Basement
New York, NY 10033

Merrimac Estates Inc.
Attn: Barry Fishman
4422 Broadway, P.O. Box 330
New York, NY 10040

240 Seaman Avenue LLC
Attn: Michael Moskowitz
P.O. Box 3073
New York, NY 10163

ADDJ LLC
Attn: Anna Shapiro
640 West 237th Street , #11C
Bronx, NY 10463

One York Street Condominium
c/o FirstService Residential New York, Inc.
Attn: Keith Allone
622 Third Avenue, 14th Floor
New York, NY 10017

20-22 Prince LLC
c/o 9300 Realty, Inc.
Attn: Liz Rodriguez
632 Broadway, 7th Floor
New York, NY 10012

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

Barry Martin 599 Corp.
Attn: Barry Fishman
4422 Broadway, P.O. Box 330
New York, NY 10040

West 187th St. Properties, Inc.
Attn: Nicholas Megdanis
341 Saint Nicholas Avenue
New York, NY 10027

191st Street Associates, LLC
Attn: Blanca Buduen
1841 Broadway, #1000
New York, NY 10023

675 West 187th Street Co., LP
Attn: Maria Cespedes
675 West 187th Street, #46
New York, NY 10033

51 Realty Co. LLC
c/o C-Uptown Realty Inc.
Attn: Robert Candee
240 Cabrini Boulevard
New York, NY 10033