

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



Joseph A. Post
Deputy General Counsel – NY

October 22, 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

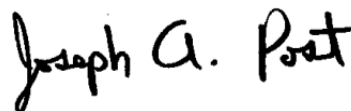
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise 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: October 22, 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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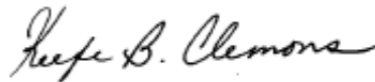
Matter 15-_____

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
October 22, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

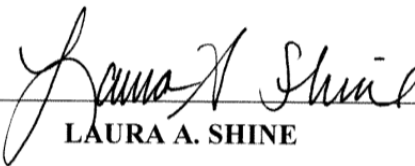
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 32 Multiple-Dwelling Unit Buildings in the City of New York was sent on October 22, 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
October 22, 2015

SERVICE LIST

85 Livingston Tenants Corp.
c/o Key Real Estate Associates, LLC
Attn: Joan Konow
217 Broadway, #309
New York, NY 10007

Richard Gardens Inc. II
c/o Halstead Management Company, LLC
Attn: Peter Pantelic
770 Lexington Avenue, 7th Floor
New York, NY 10065

Malcolm X Apartments, Inc.
c/o Shinda Management Corp.
Attn: Ken Cohen
221-10 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

Phillip's Senior House HDPC
c/o Dalton Management Co. LLC
Attn: Jonathan Warner
60 East 42nd Street, #1835
New York, NY 10165

Garden of Eden Associates, LP
c/o WinnResidential (NY) LLC
Attn: Elizabeth Polanco
2534 Adam Clayton Powell Jr Boulevard
New York, NY 10039

233 West 99th Street, Inc.
c/o Orsid Realty Corp.
Attn: Benjamin Hawkins
1740 Broadway, 2nd Floor
New York, NY 10019

Hudson Park NY LLC
Attn: Arturo Muniz
323 West 96th Street, Management Office
New York, NY 10025

300 Wadsworth LLC
c/o R.C.R. Management, LLC
Attn: Morris Schreiber
155 Riverside Drive, #1D
New York, NY 10024

34 Hillside Avenue, LLC
c/o A & E Real Estate Holdings LLC
Attn: Brian Garland
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

West Gate House, Inc.
c/o Siren Management Corp.
Attn: Howard Landman
40 Exchange Place, 19th Floor
New York, NY 10005

56 Bennett, LLC
c/o R.A. Cohen & Associates, Inc.
Attn: Ralph Della Cava
60 East 42nd Street, #850
New York, NY 10165

120 Bennett Ave. Owners Corp.
c/o Majestic Rose Corp.
Attn: William Bouton
60 Cuttermill Road, #303
Great Neck, NY 11021

551 Hudson Street Property, LLC
c/o William Gottlieb Management Co., LLC
Attn: Umer Naseem
544 Hudson Street
New York, NY 10014

Karen Manor Associates LLC
c/o The Morgan Group
Attn: Adriana D'Alessandro
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

2105 Walton LLC
c/o Sharp Management Corp.
Attn: Carlos Carcamo
1085 East 12th Street
Brooklyn, NY 11230

Sherman Associates, LP
Attn: Beth Antonetty
215 East 164th Street
Bronx, NY 10456

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

1520 Sedgwick HDFC
c/o WinnResidential (NY) LLC
Attn: Maria Almazar
2534 Adam Clayton Powell Jr Boulevard
New York, NY 10039

Gerard Avenue Properties, LLC
c/o Solar Realty Management Corp.
Attn: Yinet Acosta
57 West 38th Street, 2nd Floor
New York, NY 10018

163rd Street Improvement Council, Inc.
Attn: Cassandra Perry
490 East 167th Street
Bronx, NY 10456

Bentley Realty LLC
c/o Bronstein Properties, LLC
Attn: Joe Masino
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

Puck Penthouses
c/o The Andrews Organization
Attn: Michael Schenker
666 Broadway, 12th Floor
New York, NY 10012

25 Ventures LLC
Attn: Michael Zolty
5308 13th Avenue, #290
Brooklyn, NY 11219

Friendly Associates LLC
Attn: Sion Sohayegh
507 West 186th Street, #A4
New York, NY 10033

804 Equities Corp.
c/o Grogan & Associates, Inc.
Attn: Gregory Grogan
320 East 39th Street, 3rd Floor
New York, NY 10016

405 CPW LLC
c/o Sassouni Management, LLC
Attn: Bitia Sassouni
9 Park Place, #1E
Great Neck, NY 11021

100 West 143 Street LLC
c/o Prospect Management
Attn: Abe Friedman
545 Broadway, #308
Brooklyn, NY 11206

Hamilton Heights Cluster Associates, LP
c/o Safeguard Realty Management Inc.
Attn: Alex Abreu
138 West 25th Street, 11th Floor
New York, NY 10001

138 Broadway Associates LLC
c/o SDG Management Corp.
Attn: Noey Matos
888 7th Avenue, #2400
New York, NY 10106

Vermilyea Partners LLC
c/o Manor Properties Group
Attn: Steve Gross
5114 Fort Hamilton Parkway
Brooklyn, NY 11219

Sunshine Capital LLC
c/o East Coast Management LLC
Attn: David Eshaghpour
175 Great Neck Road, #307
Great Neck, NY 11021

Elgan Realty Corp.
c/o Y.B.Z. Management Corp.
Attn: Jay Rawicki
1731 57th Street
Brooklyn, NY 11204