

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

Joseph A. Post
Deputy General Counsel – NY



July 10, 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 33 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 33 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 33 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, address, telephone number, and the address of the building.

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 33 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 33 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 33 MDUs listed in Exhibit 1. Each MDU is a residential building; the number of living units in each MDU is set forth in Column D of Exhibit 1. The owner or managing agent of each MDU listed in Exhibit 1 has either: (1) failed to respond to Verizon’s letters requesting access to install fiber-optic facilities to provide cable television service, or (2) affirmatively denied Verizon’s request for access. Column I of Exhibit 1 sets forth the type of response received for each building.

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 J 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

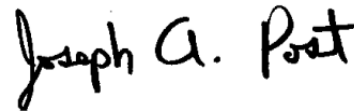
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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 10, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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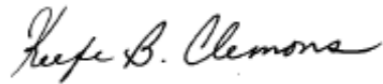
Matter 15-_____

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 10, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

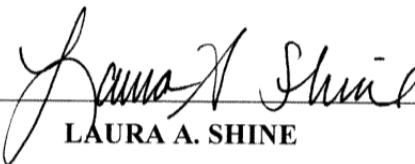
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Matter 15-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 10, 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 10, 2015

SERVICE LIST

Lower East Side I Associates, LP
c/o CDC Management Corp.
Attn: Lucrecia Perez
1 Gateway Plaza, 2nd Floor
Port Chester, NY 10573

Roger Morris Apartment Corp.
c/o J & M Realty Services Corp
Attn: Sugar Sanchez
341 St. Nicholas Avenue, #1
New York, NY 10027

Schuyler Arms Tenants Corp.
c/o Midboro Management, Inc.
Attn: Michael Wolfe
333 7th Avenue, 5th Floor
New York, NY 10001

Ciampa 21 LLC
c/o Ciampa Management Corp.
Attn: Victor Hidalgo
241-02 Northern Boulevard, #300
Douglaston, NY 11362

Broadway Crescent Realty Inc.
c/o M & N Management Corp.
Attn: Nikitas Drakotos
5047 Broadway
New York, NY 10034

Austin Estates LLC
Attn: Nathan Singer
1315 48th Street
Brooklyn, NY 11219

Chrismar Equities Corp.
c/o First Management Corp.
Attn: James Demetriou
34-03 Broadway
Astoria, NY 11106

4141/43 43rd Street Corp.
c/o Laurel Arms Management
Attn: Micah Hollander
41-41 43rd Street
Long Island City, NY 11104

Cindy Realty, LLC
c/o Katz Realty Group
Attn: Ronald Katz
45-17 Marathon Parkway
Little Neck, NY 11362

84-12 35th Avenue Apartment Corp.
c/o Argo Real Estate LLC
Attn: Ryan Bondoc
50 West 17th Street, 7th Floor
New York, NY 10011

Silk Building Condominium
c/o FirstService Residential New York, Inc.
Attn: Tom Padilla
622 Third Avenue, 14th Floor
New York, NY 10017

250 West 16th Street Owners Corp.
c/o Plymouth Management Group, Inc.
Attn: Jack Lerner
1776 Broadway, #1006
New York, NY 10019

23rd West Associates LLC
Attn: Thomas Benincase
109 Spencer Place
Mamaroneck, NY 10543

Gramercy House Owners Corp.
c/o FirstService Residential New York, Inc.
Attn: Adam Auerhan
622 Third Avenue, 14th Floor
New York, NY 10017

A. B. K. Apartments, Inc.
c/o R.C.R. Management LLC
Attn: Ohad Badani
155 Riverside Drive, #1D
New York, NY 10024

MHP Land Associates LLC
c/o Ogden Cap Properties, LLC
Attn: Andrew Gross
155 East 31st Street
New York, NY 10016

1085 Washington Partnership, LP
c/o Winnresidential (NY) LLC
Attn: Miguel Velez
2534 Adam Clayton Powell Jr Boulevard
New York, NY 10039

Prominent Assets LLC
c/o Parkoff Organization
Attn: Michael Papilsky
98 Cuttermill Road, #444S
Great Neck, NY 11021

1607 York LLC
Attn: Bill Orfanon
450 East 85th Street
New York, NY 10028

38Nine Condominium
c/o AKAM Associates, Inc.
Attn: Tracey Collins
260 Madison Avenue, 12th Floor
New York, NY 10016

1829 Realty Associates LLC
c/o Most Reliable Management Corp.
Attn: Michael Weissman
4313 18th Avenue
Brooklyn, NY 11218

Emil Friedman East 17th LLC
Attn: Dov Sandberg
P.O. Box 300462
Brooklyn, NY 11230

7501 Ridge Owners Corp.
c/o Residential Management (NY), Inc.
Attn: Eli Singer
1651 Coney Island Avenue, 4th Floor
Brooklyn, NY 11230

Danielle Realty LLC
c/o Katz Realty Group
Attn: Kenny Rivera
45-17 Marathan Parkway
Little Neck, NY 11362

West 137th 605 LLC
c/o Prospect Management
Attn: Abe Friedman
199 Lee Avenue, #162
Brooklyn, NY 11211

West 187 Street Associates
c/o Lemle & Wolff, Inc.
Attn: Christopher Anelante
5925 Broadway
Bronx, NY 10463

Victoria Hall Condominium
c/o First Management Corp.
Attn: James Demetriou
34-03 Broadway
Astoria, NY 11106

307 Canal Street Condo
c/o Ra Property Management
Attn: Robert Bowman
P.O. Box 264
New York, NY 10013

Big Greene, LLC
c/o Goldman Properties
Attn: Selda Reid
110 Greene Street, #500
New York, NY 10012

306-312 West 97th Street Condominium
c/o Sequoia Property Management Corp.
Attn: Oren Shapiro
100 Church Street, #800
New York, NY 10007

Brownstone Lane II Condo
c/o Maxwell-Kates, Inc.
Attn: David Degidio
9 East 38th Street, 6th Floor
New York, NY 10016

302 Convent Avenue HDFC
c/o Manhattan Modern Management Inc.
Attn: Aster Johnson
16 Penn Plaza, #511
New York, NY 10001

400 West 152nd Street HDFC
Attn: Cynthia Hodge
400 West 152nd Street
New York, NY 10031