



## Department of Public Service

Three Empire State Plaza, Albany, NY 12223-1350  
www.dps.ny.gov

### Public Service Commission

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October 1, 2021

### **CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Attn: Alex Cruz  
Well Done Realty LLC  
c/o Gatsby Enterprises, LLC  
347 5th Avenue, #300  
New York, NY 10016

Re: Matter No. 21-01932 – Petition of Verizon New York Inc. for an Order of Entry for 185 Avenue C, Manhattan.

#### To Whom It May Concern:

By Verified Petition filed September 9, 2021, Verizon New York Inc. requests that the Commission issue an Order of Entry, pursuant to 16 NYCRR §898.4, to gain access to the premises located at 185 Avenue C, Manhattan, New York in order to install cable television facilities in the building. Public Service Law (PSL) §228(1) states, in part, that no landlord shall interfere with the installation of cable television facilities upon the premises, except that a landlord may require that the installation of cable television facilities conform to such reasonable conditions as are necessary to protect the safety, functioning and appearance of the premises, and the convenience and well-being of other tenants.

Under 16 NYCRR §898.4(b)(9), you have the opportunity to respond within twenty (20) days of receipt of the Verified Petition. Your participation is not mandatory, however, if you choose not to respond in this matter, the Commission may grant the requested Order of Entry, which will constitute a ruling that Verizon has complied with PSL §228 and 16 NYCRR §898.

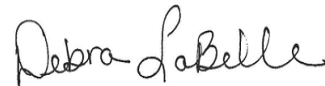
It has been twenty days since the Verified Petition has been filed. If you still wish to respond, please reply within ten business days from the receipt of this letter to ensure that it may be considered in this proceeding. Pursuant to the regulations, your reply must be responsive to Verizon's petition and may set forth any additional matter not

contained in the petition. Any previous response by you to Verizon regarding access to the premises will not be considered a reply to the Verified Petition; you must reply directly to the Commission in order for it to be part of the official record. Please send the reply to Michelle L. Phillips, Secretary to the Commission, 3 Empire State Plaza, Albany, New York 12223-1350 or [Secretary@dps.ny.gov](mailto:Secretary@dps.ny.gov), referencing the Matter Number and property address listed above.

A copy of Verizon's Verified Petition, without attachments, is enclosed for your review. A complete copy of the petition can be obtained from the Department's [Document Management System](#) on its website under the above-referenced Matter Number.

Please contact Brian Ossias at [Brian.Ossias@dps.ny.gov](mailto:Brian.Ossias@dps.ny.gov) or 518-486-3669 with any questions you may have regarding this letter. If you have already sent a reply to the Commission, please disregard this letter.

Sincerely,



Debra LaBelle  
Director  
Office of Telecommunications

Enclosure  
Cc: Verizon New York  
Delivered electronically