

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

Joseph A. Post
Deputy General Counsel – NY



July 28, 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 45 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 45 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 45 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, 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 45 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 45 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 45 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

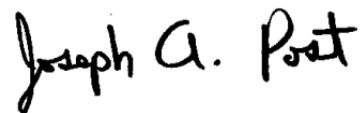
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise 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: July 28, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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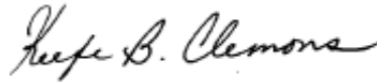
Matter 15-_____

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 28, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

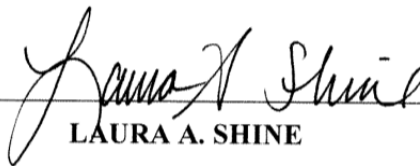
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DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 45 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 28, 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 28, 2015

SERVICE LIST

320-50 Realty Co., LLC
c/o M. Rapaport Co., Inc.
Attn: Jason Arenstein
219 East 81st Street, #L-E
New York, NY 10028

President Adams Realty LLC
Attn: Benjamin Bernstein
150 Corbin Place, #1N
Brooklyn, NY 11235

Michelin Partners LLC
Attn: Jonathan Poole
284 Eastern Parkway, #1L
Brooklyn, NY 11225

445/86 Owners Corp.
c/o Brown Harris Stevens
Attn: Phillis Nappi
770 Lexington Avenue, 7th Floor
New York, NY 10065

92 Orchard Realty LLC
Attn: Mark Miller
92 Orchard Street
New York, NY 10002

Newport Associates, LP
c/o Grenadier Realty Corp.
Attn: Joseph Maresca
1230 Pennsylvania Avenue
Brooklyn, NY 11239

1616 Amsterdam Residences, LLC
c/o Paul D. Solomon Esq. LLP
Attn: Juan Torres
256 West 116th Street, 3rd Floor
New York, NY 10026

Debora Associates, LP
c/o Boulevard Management LLC
Attn: Joann Klebonas
77-34 Austin Street, #2
Forest Hills, NY 11375

314 West 100th Street Condominium
c/o Douglas Elliman Property Management
Attn: Penny Rund
675 Third Avenue, 6th Floor
New York, NY 10017

Partnership 91, LP
c/o Bldg Management Co., Inc.
Attn: Christopher Orpheus
417 Fifth Avenue, #4
New York, NY 10016

The Westbourne HDFC, Inc.
c/o West Side Federation for Senior and
Supportive Housing
Attn: Jack Hospedales
2345 Broadway
New York, NY 10024

Belmont Holding LLC
Attn: Janet Gerena
227 East 56th Street, #401
New York, NY 10022

Gong Park Realty Corp.
c/o Po W. Yuen Realty & Management Corp.
Attn: Winnie Lee
132 Nassau Street, #1300
New York, NY 10038

173 Broadway Associates, LLC
c/o SDG Management Corp.
Attn: Noey Matos
888 7th Avenue, 24th Floor
New York, NY 10106

163 Broadway Associates, LLC
c/o SDG Management Corp.
Attn: Luis Altamiranda
888 7th Avenue, 24th Floor
New York, NY 10106

579 Realty Co.
Attn: Joseph Podolski
3153 Perry Avenue
Bronx, NY 10467

2424 East Tremont Realty LLC
c/o Park Management
Attn: Jay Israel
1419 Avenue J
Brooklyn, NY 11230

Rhino Assets LLC
c/o The Parkoff Organization
Attn: Mayer Brandwein
110 East 55th Street, Basement
New York, NY 10022

32-16 Crescent, LP
c/o L.P.P. Crescent LLC
Attn: Leah Pappas
33-20 Broadway
Astoria, NY 11106

Hanover Court Mutual Housing Cooperative, Inc.
c/o Just Management Corp.
Attn: Mark Novin
103-26 68th Road
Forest Hills, NY 11375

Canada Leasing LLC
c/o Estates NY Real Estate Services LLC
Attn: Lee Auster
40 West 57th Street, 23rd Floor
New York, NY 10019

Briarwood Associates LP
c/o Metropolitan Property Services, Inc.
Attn: Neal Altman
141-50 85th Road, #1C
Briarwood, NY 11435

40-71 Realty, LLC
c/o Lilmor Management LLC
Attn: Jason Korn
2003 Avenue J, #1C
Brooklyn, NY 11210

Dartmouth Cooperative Corp.
c/o Metro Management & Development, Inc.
Attn: Jerry Edley
42-25 21st Street
Long Island City, NY 11101

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

301 W 17 LLC
c/o Kingman Management LLC
Attn: Richard Kingman
50 Commerce Street, #4C
New York, NY 10014

135 West 17th Street Tenants Corp.
c/o The Andrews Organization
Attn: Leonard Vogt
666 Broadway, 12th Floor
New York, NY 10012

210 West 19th Street Condominium
c/o Charles H. Greenthal Management Corp.
Attn: Tony DaSilva
4 Park Avenue, 3rd Floor
New York, NY 10016

1902 Seventh Associates LLC
c/o Leor Management Corp.
Attn: Barry Kirshenbaum
2130 Broadway, #204
New York, NY 10023

Beth Abraham HDFC, Inc.
c/o T.U.C. Management Company, Inc.
Attn: William Sanchez
200 West 57th Street, #702
New York, NY 10019

2100 Anthony Realty Corp.
Attn: East Gashi
1060 Washington Avenue, 2nd Floor
Bronx, NY 10456

3175-77 Villa Avenue HDFC
Attn: Myriam Martinez
3175-3177 Villa Avenue, #4J
Bronx, NY 10468

Brooke-Nullah LLC
c/o The Morgan Group
Attn: Zach Pisani
41 West Putnam Avenue
Greenwich, CT 06830

HP Davidson Cluster HDFC, Inc.
c/o Winnresidential (NY) LLC
Attn: Miguel Velez
79 Alexander Avenue, 6th Floor
Bronx, NY 10454

1535 Undercliff LLC
c/o Residential Management (NY), Inc.
Attn: Labe Twerski
1651 Coney Island Avenue, 4th Floor
New York, NY 11230

Senior Living Options, Inc.
c/o The Wavecrest Management Team Ltd.
Attn: Monique Nazario
87-14 116th Street
Richmond Hill, NY 11418

1501 Undercliff Associates LLC
c/o Residential Management (NY), Inc.
Attn: Labe Twerski
1651 Coney Island Avenue, 4th Floor
Brooklyn, NY 11230

Reservoir Ave. Corp.
c/o Gramatan Management, Inc.
Attn: Sandro Catalic
2 Hamilton Avenue, #217
New Rochelle, NY 10801

RiverPointe on the Hudson Condominium
c/o Goodman Management Co., Inc.
Attn: Arthur Meltser
5683 Riverdale Avenue, #203
Bronx, NY 10471

3804 Orloff Ave. Corp.
Attn: Yanet Reynoso
3840 Orloff Avenue
Bronx, NY 10463

5232 Post Road Corp.
c/o FirstService Residential New York, Inc.
Attn: Natalie Trujillo
622 Third Avenue, 14th Floor
New York, NY 10017

Henry Hudson Gardens LLC
c/o The Parkoff Organization
Attn: Michael Papilsky
98 Cuttermill Road, #444S
Great Neck, NY 11021

Highbridge Community Development Corp.
c/o The Wavecrest Management Team Ltd.
Attn: Jozef Zegreda
87-14 116th Street
Richmond Hill, NY 11418

Senior Living Options, Inc.
c/o The Wavecrest Management Team Ltd.
Attn: Vanessa Turman
87-14 116th Street
Richmond Hill, NY 11418

285 Fifth Avenue Owners Corp.
Attn: Essie Chambers
285 5th Avenue, #1A
Brooklyn, NY 11215