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Richard C. Fipphen
Assistant General Counsel



February 27, 2015

Honorable Kathleen H. Burgess
Secretary
New York State Public Service Commission
Three Empire State Plaza
Albany, New York 12223

***Re: Case 15-V-_____ – Petition of Verizon New York Inc. for Orders of Entry
for 53 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 53 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 53 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.

If any of the respondents believe that they have been included in this Petition in error or are now willing to allow installation of Verizon's cable television facilities at their building, they should contact me at the above email address.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard C. Fipphen".

Richard C. Fipphen

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of Entry for 53 Multiple-Dwelling Unit Buildings in the City of New York

Case 15-V-_____

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 53 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 53 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 the rights of the owner of each building 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

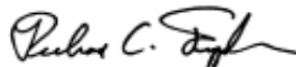
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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,



RICHARD C. FIPPHEN
140 West Street, 6th Floor
New York, New York 10007
(212) 519-4718

Counsel for Verizon New York Inc.

Dated: February 27, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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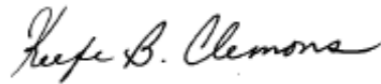
Case 15-V-_____

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
February 27, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of
Entry for 53 Multiple-Dwelling Unit Buildings in the
City of New York

Case 15-V-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 53 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 27, 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
February 27, 2015

SERVICE LIST

170 Second Avenue Owners Corp.
c/o ABC Realty
Attn: Seth Weinstein
152 West 57th Street, 12th Floor
New York, NY 10019

Seaport Hospitality LLC
c/o Smith Murdock Co.
Attn: Richard Murdock
561 Broadway, Suite 6D
New York, NY 10012

14 L. Pierre Associates, LLC
c/o Urban Associates
Attn: Louis Zadrina
400 West 59th Street, 3rd Floor
New York, NY 10019

Eldridge Street Limited Partnership
c/o East Chinatown HDFC Inc.
Attn: Christopher Kui
141 Norfolk Street, Ground Floor
New York, NY 10002

36 Sutton South Corp.
c/o Tudor Realty Services Corporation
Attn: Susan Trauner
250 Park Avenue South, 4th Floor
New York, NY 10003

Carmine Limited
c/o Mautner-Glick Corp.
Attn: Jason Glick
1345 Third Avenue, 2nd Floor
New York, NY 10075

Benchmark 10 LP
c/o Benchmark Realty Group
Attn: Aaron Feldman
270 Lafayette Street, Suite 1205
New York, NY 10012

35 East Associates, LLC
Attn: Thomas Fan
136-40 39th Street, Suite 403
Flushing, NY 11354

Gilzeis Realty Company, LLC
c/o Gilman Management Corp.
Attn: Winston King
574 St. Nicholas Avenue
New York, NY 10030

TPE Riverview I LLC
c/o Manhattan North Management Company, Inc.
Attn: Louis Nunez
107 East 139th Street, Management Office
New York, NY 10035

530 Manhattan Avenue HDFC
c/o Blue Woods Management Group, Inc.
Attn: Stephen Wilson
307 Seventh Avenue, Suite 604
New York, NY 10001

390 Riverside Owners Corp.
c/o AKAM Associates, Inc.
Attn: Hanley Braginsky
260 Madison Avenue, 12th Floor
New York, NY 10016

687 West 204th Street Corp.
c/o Robert E. Hill, Inc.
Attn: Stewart Hackett
279 East 231st Street
Bronx, NY 10463

Dyckman LLC
c/o Parkoff Organization
Attn: Mayer Brandwein
98 Cuttermill Road, Suite 444S
Great Neck, NY 11021

854 West 181 Corp.
c/o Solstice Residential Group LLC
Attn: Ruth Vallecillo
257 Park Avenue South, Suite 303
New York, NY 10010

Pinehurst Owners Corp.
c/o Blue Woods Management Group, Inc.
Attn: Stephen Wilson
42 River Street, 2nd Floor
Sleepy Hollow, NY 10591

Brookhaven LLC
c/o Orin Management
Attn: Ari Schweiber
37-04 Parsons Boulevard
Flushing, NY 11354

1280 Realty NY LLC
c/o The Pinnacle Group
Attn: Isak Radonicic
1 Penn Plaza, Suite 4000
New York, NY 10119

Forest Hills Chateau Corp.
c/o Mark Greenberg Real Estate
Attn: Steven Greenbaum
1981 Marcus Avenue, Suite C131
New Hyde Park, NY 11042

Thurman Verona Apts. Corp.
c/o Argo Real Estate LLC
Attn: Michael Rudolph
50 West 17th Street, 7th Floor
New York, NY 10011

65-60 Realty Co., LLC
c/o B & R Management Co., LLC
Attn: Robert Miller
425 West 57th Street, Apt. 1F
New York, NY 10019

137-05 Franklin Avenue Owners, Inc.
c/o First Zone Realty & Management, Inc.
Attn: Edward Kildara
35-26 Farrington Street, Suite 2F
Flushing, NY 11354

Nisan Minakyan
c/o Carldan Management LLC
Attn: Howard Wolinetz
82-55 212th Street
Hollis, NY 11427

55 Woodside Corp.
Attn: Billy Haugh
164-18 43rd Avenue, #A6
Flushing, NY 11358

88-36 Elmhurst Avenue, LLC
c/o A & E Realty Services
Attn: Scott Maslin
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Southview Owners Corp.
c/o Maxwell-Kates, Inc.
Attn: Matthew Newman
9 East 38th Street, 6th Floor
New York, NY 10016

QP11 - 93-35 Lamont Avenue LLC
c/o First Service Residential
Attn: Taylor Katz
622 Third Avenue, 14th Floor
New York, NY 10017

2238 Morris Ave Owner LLC
c/o Paradise Management
Attn: Joel Goldstein
329 Hewes Street
Brooklyn, NY 11211

Burnside Associates LP
c/o Fordham-Bedford Housing Corp.
Attn: Gerald Wollweber
2751 Grand Concourse
Bronx, NY 10468

CRNA Properties, LLC
Attn: Alexander Brann
P.O. Box 666
Millbrook, NY 12545

909 Sheridan LLC
c/o A & E Realty Services
Attn: Louis Cutri
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

La Fontaine Owners LLC
c/o C & C Affordable Management LLC
Attn: Juan Gonzalez
1735 Park Avenue, Suite 300
New York, NY 10035

1503 Lexington Associates
c/o Liberty Place Property Management
Attn: Tom Benincasa
109 Spencer Place
Mamaroneck, NY 10543

The Tatum Condominium
c/o The Wavecrest Management Team, Ltd.
Attn: Jay Yablonsky
87-14 116th Street
Richmond Hill, NY 11418

330 E 72 Street Condominium
c/o Wallack Management
Attn: Sam Eisner
441 Lexington Avenue, 4th Floor
New York, NY 10017

The 501 West 52nd Street Condominium
c/o Clinton Housing Development Co.
Attn: Joe Restuccia
403 West 40th Street, 1st Floor
New York, NY 10018

Hing Lung Realty Corp.
Attn: May Lee
158 Hester Street, Suite 2F
New York, NY 10013

7 East 85th Street Tenants Corp.
c/o Midboro Management Inc.
Attn: Daniel Brooks
333 7th Avenue, 5th Floor
New York, NY 10001

The Kent Condominium
c/o Maxwell-Kates, Inc.
Attn: David Degidio
9 East 38th Street, 6th Floor
New York, NY 10016

Gregan Equities, Inc.
Attn: George Rigas
26 Delavan Street
Brooklyn, NY 11231

99th-Riverside Housing Corp.
c/o Midboro Management Inc.
Attn: Michael Wolfe
333 7th Avenue, 5th Floor
New York, NY 10001

214 Bradhurst Avenue HDFC
c/o Esra Realty LLC
Attn: Ramona Grey-Harris
740 St. Nicholas Avenue
New York, NY 10031

Abdul Qayumi
146-39 22nd Avenue
Flushing, NY 11357

The Elysabeth Condo
c/o Midboro Management Inc.
Attn: Earl Kirn
333 7th Avenue, 5th Floor
New York, NY 10001

Lighthouse Cathedral LLC
Attn: Daisy Lopez
707 East Palisade Avenue
Englewood Cliffs, NJ 07632

Gramont Owners Corp.
c/o AKAM Associates, Inc.
Attn: Ed Benjamin
260 Madison Avenue, 12th Floor
New York, NY 10016

Jo & Wo Realty Corp.
Attn: Terrence Joyce
4718 18th Avenue, Suite 141
Brooklyn, NY 11204

184th Street Realty LLC
c/o Barberrry Rose Management
Attn: Christopher Sarchetti
1024 Broadway, #1024
Woodmere, NY 11598

573 West 192 St., LLC
c/o CLK Management
Attn: Jeri Glaser
135 Crossways Park Drive, Suite 401
Woodbury, NY 11797

Clinton Housing West 52nd Partners, LP
c/o Clinton Housing Development Company, Inc.
Attn: Joe Restuccia
403 West 40th Street
New York, NY 10018

East 29th Street Partners, LLC
c/o Halstead Management Company LLC
Attn: Phillis Nappi
770 Lexington Avenue, 7th Floor
New York, NY 10065

Flushing Haight Condominium Association Inc.
c/o Robby S.P. LLC
Attn: Sook Chun Hu
41-34 Haight Street
Flushing, NY 11355

S.K.I. Realty, Inc.
Attn: Michael Kiernan
1275 York Avenue
New York, NY 10065