

140 West Street  
6<sup>th</sup> Floor  
New York, NY 10007  
Tel (212) 519-4718  
richard.fipphen@verizon.com

**Richard C. Fipphen**  
Assistant General Counsel



April 21, 2015

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

***Re: Matter 15- \_\_\_\_ – Petition of Verizon New York Inc. for Limited Orders  
of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York.

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](http://www22.verizon.com/about/community/nypsc_petitions.htm).

**Respondents: Please contact me at [richard.fipphen@verizon.com](mailto:richard.fipphen@verizon.com) if you believe that your building was included in this Petition in error or you are now willing to allow a survey of the property in preparation for 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, appearing to read "Richard C. Fipphen".

Richard C. Fipphen

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
Orders of Entry for 40 Multiple-Dwelling Unit  
Buildings in the City of New York**

**Matter 15-\_\_\_\_\_**

**PETITION FOR LIMITED ORDERS OF ENTRY**

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 40 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

**Specific Location of the Properties**

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 40 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 on Exhibit 1 has either: (1) failed to respond to Verizon’s letters requesting access for purposes of performing a pre-installation survey, 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 enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

**Proof of Service of Notice of Intention to Install Cable Television Facilities and Service**

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and Service, as required by 16 NYCRR Part 898. 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 pre-installation surveys.

**Indemnification**

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey.

**Pre-Installation Survey Work will be Conducted Without Prejudice to the Owner’s Right to Receive Just Compensation**

7. The proposed pre-installation survey work will be conducted without prejudice to the rights of the owner of each MDU to receive just compensation in accordance with 16 NYCRR § 898.2.

**Summary of Verizon’s Efforts to Gain Entry to the Buildings for the Pre-Installation Surveys**

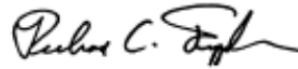
8. Verizon’s formal efforts are set forth in Column H of Exhibit 1.

**Opportunity for the Owner to Answer the Petition**

9. The owner of each MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, together with such other relief as the Commission may deem just and proper.

Respectfully submitted,



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

Counsel for Verizon New York Inc.

Dated: New York, New York  
April 21, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
Orders of Entry for 40 Multiple-Dwelling Unit  
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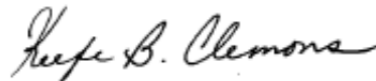
**Matter 15-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
April 21, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

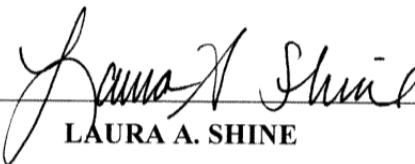
**Petition of Verizon New York Inc. for Limited  
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**Matter 15-\_\_\_\_\_**

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on April 21, 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  
April 21, 2015

## SERVICE LIST

Sonpa Co. LLC  
c/o Mirmar Management Corp.  
Attn: Kenneth Moslin  
6114 Riverdale Avenue, P.O. Box 800  
Bronx, NY 10471

138 East 112 Nyah Holdings LLC  
c/o C&C Apartment Management LLC  
Attn: Graciela Florimon  
1735 Park Avenue  
New York, NY 10035

232 Elizabeth LLC  
Attn: Harriet Kahan  
632 Broadway, 7th Floor  
New York, NY 10012

316 West Shore, LLC  
c/o Edel Family Management  
Attn: Florence Edelstein  
2207 Coney Island Avenue  
Brooklyn, NY 11223

TPE Deshler Acquisition LLC  
c/o Manhattan North Management Co., Inc.  
Attn: Dennis Ovalle  
107-129 East 126th Street  
New York, NY 10035

407 Central Park West Owners Corp.  
c/o Matthew Adam Properties, Inc.  
Attn: Janusz Sikora  
127 East 59th Street, 3rd Floor  
New York, NY 10022

210 West 103rd Street Owners Corp.  
c/o Andrea Bunis Management, Inc.  
Attn: Andrea Bunis  
45 West 45th Street, #901  
New York, NY 10036

Zora Neale Hurston Houses LP  
c/o C&C Apartment Management LLC  
Attn: Anthony Calascibetta  
1735 Park Avenue  
New York, NY 10035

HP West Harlem Owner HDFC, Inc.  
c/o C&C Apartment Management LLC  
Attn: Anthony Calascibetta  
1735 Park Avenue  
New York, NY 10035

Matilda Klucso  
195-34 Keno Avenue  
New York, NY 11423

Sterling Houses LP  
c/o Winn WB Management Company LLC  
Attn: Tikisha Ortiz  
79 Alexander Avenue  
Bronx, NY 10454

Harlem Urban Development Corp.  
c/o 275 West 150th Street Associates LP  
Attn: Bruce Walker  
3154 Albany Crescent  
Bronx, NY 10463

Onless McQueen  
Attn: Shirley McQueen  
2733 Frederick Douglas Boulevard  
New York, NY 10039

40 St Nicholas Place LLC  
c/o Friedman Management Corp.  
Attn: Rebecca Garcia  
225 West 34th Street, #2010  
New York, NY 10122

540 West 146th Street HDFC  
Attn: Thomas Bynum  
540 West 146th Street, 3rd Floor  
New York, NY 10031

545 West 146th Street, Inc.  
Attn: Jose Gonzalez  
545 West 146th Street  
New York, NY 10031

603-607 West 139 BCR, LLC  
c/o Big City Realty Management  
Attn: Kobi Zamir  
555 West 151st Street  
New York, NY 10031

Dept. of Housing Preservation & Development  
Attn: Jose Alvarez  
100 Gold Street  
New York, NY 10038

L C S Enterprises Inc.  
Attn: Jorge Bilbao  
369 East 62nd Street  
New York, NY 10065

121-123 Haven Holding LLC  
c/o Barberry Rose Management  
Attn: Jose Diaz  
1024 Broadway  
Woodmere, NY 11598



L&L Realty Equities, LLC  
Attn: Joseph Lewner  
990 Avenue of Americas, #12H  
New York, NY 10018

Hudson Street Owners Corp.  
c/o The Andrews Organization  
Attn: Eugene Andrews  
666 Broadway, 12th Floor  
New York, NY 10012

Parkwood Condominium  
c/o AKAM Associates, Inc.  
Attn: Hanley Braginsky  
260 Madison Avenue, 12th Floor  
New York, NY 10016

H.K. Brownstones, LLC  
Attn: John Brusco  
163 West 74th Street  
New York, NY 10023

TPE Morningside 109 LLC  
c/o Manhattan North Management Co., Inc.  
Attn: Dennis Ovalle  
107-129 East 126th Street  
New York, NY 10035

99th Street LLC  
c/o Fisher Associates  
Attn: Alan Fisher  
152 West 57th Street, 12th Floor  
New York, NY 10019

153-157 Lenox Holdings LLC  
Attn: Meyer Brecher  
975 Walton Avenue, #1  
Bronx, NY 10452

Wrenbrook Realty LP  
c/o Webb & Brooker, Inc.  
Attn: Dimitri Naylor  
2534 Adam Clayton Powell Jr. Boulevard  
New York, NY 10039

281 St Nicholas Partners LLC  
Attn: Ezra Bennett  
45 North Station Plaza, #400  
Great Neck, NY 11021

Ecdco Citywide Preservation HDFC, Inc.  
c/o C&C Apartment Management LLC  
Attn: Anthony Calascibetta  
1735 Park Avenue  
New York, NY 10035

Amsterdam Convent Realty Associates LP  
c/o Urban Management LLC  
Attn: Wilson Sanchez  
161 Suffolk Street  
New York, NY 10002

LaSalle, LLC  
c/o Elite Management LLC  
Attn: Richard Frank  
183 Pinehurst Avenue  
New York, NY 10033

CRP 137 West 141st Street LLC  
c/o Liberty Place Property Management  
Attn: Miguel Rivera  
1841 Broadway, #400  
New York, NY 10023

Harlem Shangri-La HDFC  
c/o C&C Apartment Management LLC  
Attn: Jennifer Saltoro  
1735 Park Avenue, #300  
New York, NY 10035

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

1588-1600 Amsterdam Holding LLC  
c/o Barberry Rose Management  
Attn: Jose Diaz  
1024 Broadway  
Woodmere, NY 11598

141st Street, LLC  
Attn: Deborah Cohen  
60 East 11th Street  
New York, NY 10003

3480-3496 Broadway Associates, LLC  
c/o Stellar Management  
Attn: Ramses Capellan  
156 William Street, 10th Floor  
New York, NY 10038

3820 Broadway LLC  
Attn: Fernando Alfonso  
25-32 168th Street, 4th Floor  
Flushing, NY 11358

79 Audubon Avenue Holdings LP  
c/o Endo Management, LLC  
Attn: Peter Garcia  
200 West 106th Street  
New York, NY 10025