May 28, 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 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 richard.fipphen@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,

Richard C. Fipphen
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 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: May 28, 2015
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

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
May 28, 2015
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

Case 15-V-_____

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 May 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.

Dated: New York, New York
      May 28, 2015

LAURA A. SHINE
SERVICE LIST

310 West 56th Street Corp.  
c/o Charles H. Greenthal Management Corp.  
Attn: Jonathan West  
4 Park Avenue, 3rd Floor  
New York, NY 10016  

Riverdale Osborne Towers Housing Associates LLC  
c/o Proto Property Services LLC  
Attn: Armando Guzman  
3601A Fieldston Road  
Bronx, NY 10463

Council Towers II HDFC  
c/o Metropolitan Council on Jewish Poverty  
Attn: Jeff Nerby  
120 Broadway, 7th Floor  
New York, NY 10271

150 West 79 Corp.  
c/o Tudor Realty Services Corp.  
Attn: Susan Trauner  
250 Park Avenue South, 4th Floor  
New York, NY 10003

157 Broadway Associates, LLC  
c/o SDG Management Corp.  
Attn: Alex Bonnet  
888 7th Avenue, 24th Floor  
New York, NY 10106

M & R Realty Company, LLC  
c/o Abro Management Corp.  
Attn: David Horowitz  
734 West Broadway  
Woodmere, NY 11598

Blue Seal Realty Corp.  
Attn: Romeo Cojocaru  
2809 Morris Avenue, #1A  
New York, NY 10468

2190 Bolton LLC  
c/o G.J. Realty Co.  
Attn: Alex Zadrima  
1841 Williamsbridge Road, #1A  
Bronx, NY 10461

2565 Realty LLC  
c/o ASC Properties Inc.  
Attn: Baki Celaj  
754 Mace Avenue  
Bronx, NY 10467

Grand Elm Associates LP  
Attn: Ved Kawatra  
31 Forest Drive  
Port Washington, NY 11050
Carlyco Realty, LLC
c/o Farkas Management, LLC
Attn: Jeffrey Farkas
103-17 Metropolitan Avenue, Office
Forest Hills, NY 11375

Chatham Realty LLC
c/o Abro Management Corp.
Attn: Martin Scharf
734 West Broadway
Woodmere, NY 11598

1840 Concourse Associates LP
c/o Toporovsky & Sons Realty Corp.
Attn: Mehmed Miljus
715 West 175th Street
New York, NY 10033

Stellar Undercliff LLC
c/o Stellar Management LLC
Attn: Eduardo Jimenez
156 William Street, 10th Floor
New York, NY 10038

Morris Avenue Residence HDFC
c/o Livingston Management Services, LLC
Attn: Jeanette Semidey
225 West 35th Street, 15th Floor
New York, NY 10001

1997 Realty, LLC
Attn: Carl Chaims
5014 16th Avenue, #190
Brooklyn, NY 11204

The Knolls Cooperative Section No. 1, Inc.
Attn: Sheila Marcus
60 Knolls Crescent
Bronx, NY 10463

Heskel's Riverdale, LLC
Attn: David Simaee
60 West 38th Street
New York, NY 10018

Ariel West Condominium
Attn: Molly Shifrin
770 Lexington Avenue, 7th Floor
New York, NY 10065

Bernard Friedman
c/o Friedman Management Co.
770 Lexington Avenue, 18th Floor
New York, NY 10065
421 West 21st Street LLC  
c/o Silverstone Property Group, LLC  
Attn: Daniel Hochberg  
825 Third Avenue, 37th Floor  
New York, NY 10022

Edward D. Jamie Realty, LLC  
Attn: Leon Jamie  
141-26 Northern Boulevard  
Flushing, NY 11354

599 WEA Owners Corp.  
c/o Synoptic Management Corp.  
Attn: David Steinberg  
136 West 92nd Street, #1A  
New York, NY 10025

West 104 St Associates  
c/o CCP Management, LLC  
Attn: Michael Slavin  
754 Eastern Parkway  
Brooklyn, NY 11213

F.W. Realty LLC  
c/o Rebecca Realty Management LLC  
Attn: Wendy Acevedo  
97 Fort Washington Avenue, #1  
New York, NY 10032

MAN 560 LLC  
c/o Solar Realty Management Corp.  
Attn: Jairo Gomez  
57 West 38th Street, 2nd Floor  
New York, NY 10018

The Knolls Cooperative Section No. 1, Inc.  
Attn: Sheila Malons  
60 Knolls Crescent  
Bronx, NY 10463

341 Columbus Realty Company, LLC  
c/o Five Star Management Co. Inc.  
Attn: Walter Czolacz  
616 East Palisade Avenue  
Englewood Cliffs, NJ 07632

2013 Amsterdam LLC  
c/o New City Management, LLC  
Attn: Aisha Rodriguez  
2753 Broadway, #377  
New York, NY 10025

680 W 204 Equities Group  
c/o Andrea Bunis Management, Inc.  
Attn: Andrea Bunis  
45 West 45th Street, #901  
New York, NY 10036
The Allen Cathedral Senior Residences LP  
c/o Wen Management Corp.  
Attn: Kevin Winters  
107-02 Merrick Boulevard  
Jamaica, NY 11433

Heritage Health and Housing Inc.  
Attn: Rodney Jean  
3305 Third Avenue  
Bronx, NY 10456

Nussbaum Realty Company, LLC  
Attn: Richard Nussbaum  
1979 Marcus Avenue, #210  
Lake Success, NY 11042