

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

Richard C. Fipphen
Assistant General Counsel



June 2, 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.

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 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 that reads "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

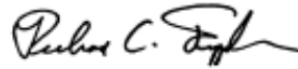
8. Verizon's formal efforts are set forth in Column H of Exhibit 1.

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, 6th Floor
New York, New York 10007
(212) 519-4718

Counsel for Verizon New York Inc.

Dated: New York, New York
June 2, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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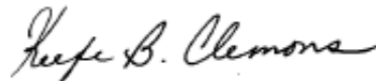
Matter 15-_____

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
June 2, 2015

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

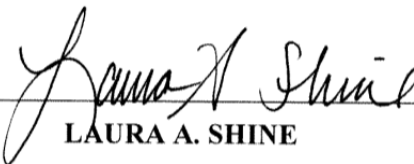
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DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 2, 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
June 2, 2015

SERVICE LIST

Argus Realty 4600 LLC
Attn: Hanna Goldberg
1314 Ocean Parkway, #1B
Brooklyn, NY 11230

Buckingham Hall Plaza LLC
c/o Park Management Inc.
Attn: Jacob Greenwald
571 East New York Avenue
Brooklyn, NY 11225

777 St. Marks Realty, LLC
Attn: Yonah Hilpon
829 Greenwood Avenue, #1C
Brooklyn, NY 11218

1298 David Inc.
c/o Meridian Properties, LLC
Attn: James Dimitriades
310 85th Street, #A2
Brooklyn, NY 11209

919 Park Place Owners Corp.
c/o SMRC Mgmt LLC
Attn: William Goodard
80 Maiden Lane, #2204
New York, NY 10038

5580 Realty LLC
Attn: Troy Blount
438 Kingston Avenue
Brooklyn, NY 11225

Clean Realty LLC
Attn: Samuel Charles
438 Kingston Avenue
Brooklyn, NY 11225

270 Pulaski Nominee Corp.
c/o St. Nicks Alliance Corp.
Attn: Ivette Alerte
2 Kingsland Avenue, 2nd Floor
Brooklyn, NY 11211

Monsignor Alexis Jarka Hall HDFC, Inc.
c/o People's Firehouse, Inc.
Attn: Daniel Rivera
113 Berry Street
Brooklyn, NY 11249

Zeida Realty Corp.
c/o Dada Maya, Inc.
Attn: Michael Bluth
4309 13th Avenue
Brooklyn, NY 11219

99 Ocean Empire LLC
c/o Ocean Empire Management
Attn: Joseph Hertz
99 Ocean Drive
Brooklyn, NY 11225

Lenox Road LLC
c/o Emcee Management Corp.
Attn: Michael Cantor
7401 Ridge Boulevard, #1B
Brooklyn, NY 11209

B. Clark Associates, Inc.
Attn: Barry Hersko
1268 52nd Street
Brooklyn, NY 11219

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Brooklyn, NY 11219

SG 39 LLC
c/o SMRC Mgmt LLC
Attn: William Goodard
80 Maiden Lane, #2204
New York, NY 10038

Prospect Realty Group LLC
c/o Meridian Properties, LLC
Attn: James Dimitriadis
310 85th Street, #A2
Brooklyn, NY 11209

755 Realty, LLC
c/o J.K. Management Corp.
Attn: Jacob Kempler
303 Beverly Road, Pr2
Brooklyn, NY 11218

I.L. Realty, LLC
Attn: Ivan Leist
3857 Kings Highway, #1C
Brooklyn, NY 11234

Hampton House Company LP
Attn: Arnold Marshel
1500 Paerdegat Avenue
Brooklyn, NY 11236

Rush 21 Realty LLC
Attn: Isaac Stern
1407 48th Street
Brooklyn, NY 11219

600 East 21st Street LLC
c/o Proto Property Services LLC
Attn: Duane Almodovar
3601A Fieldston Road
Bronx, NY 10463

310 Beverly Owners Corp.
c/o Allstate Realty Associates
Attn: Joseph Spitzer
5420 13th Avenue
Brooklyn, NY 11219

465 East 7th Street LLC
c/o Jonas Equities, Inc.
Attn: Lowell Goldberg
725 Church Avenue
Brooklyn, NY 11218

800 Cortelyou Owner's Corp.
c/o Newport Management Company LLC
Attn: Mordechai Eissenberg
5614 15th Avenue, #1A
Brooklyn, NY 11219

Netana Realty Co. LLC
c/o SKS Enterprises LLC
Attn: Susan Sahim
347 5th Avenue, #910
New York, NY 10016

Lang Development Corp.
Attn: Penny Priceman
9707 4th Avenue, #1G
Brooklyn, NY 11209

Bay Parkway Holdings LLC
Attn: Adi Joseph
1301 Cornaga Avenue, #D
Far Rockaway, NY 11691

649 Second Avenue Owners Corp.
Attn: Dustin Elbaum
649 2nd Avenue
New York, NY 10016

143 West 75th Street LLC
c/o Veltri Realty Management LLC
Attn: Theresa Veltri
27 West 70th Street, #2A
New York, NY 10023

HW 400 Ocean Realty LLC
c/o Malek Management
Attn: Robert Malek
1491 Coney Island Avenue
Brooklyn, NY 11230

470 Realty NY LLC
c/o Malek Management
Attn: David Malek
1491 Coney Island Avenue
Brooklyn, NY 11230

Halmoni Realty Corp.
Attn: Pong Cho Kong
244 Fifth Avenue
New York, NY 10001

Nagle 184 LLC
Attn: Simon Roseman
1 Hillcrest Center Drive, #230
Spring Valley, NY 10977

MN Urban 207 LLC
Attn: Augustino Cafone
234 West 147th Street
New York, NY 10039

Wonko Realty Corp.
Attn: Josh Allen
9601 Shore Road
Brooklyn, NY 11209

JanJan Realty Corp.
Attn: Ron Wong
1626 Park Avenue, 4th Floor
New Hyde Park, NY 11040

Richard Gardens, Inc.
c/o Halstead Management Company, LLC
Attn: Peter Pantelic
770 Lexington Avenue
New York, NY 10065

B&T Realty Associates, LLC
Attn: Edith Fried
1841 58th Street
Brooklyn, NY 11204

GMG Realty Corp.
Attn: Isaac Feldberg
1225 Ocean Parkway
Brooklyn, NY 11230

The Howard Owners, Inc.
c/o FirstService Residential New York, Inc.
Attn: Ata Yavalar
622 Third Avenue, 14th Floor
New York, NY 10017