

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

**Richard C. Fipphen**  
Assistant General Counsel



June 15, 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 29 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 29 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 29 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](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 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 Orders of Entry for 29 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 29 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 29 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

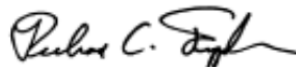
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4718

Counsel for Verizon New York Inc.

Dated: June 15, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 29 Multiple-Dwelling Unit Buildings in the  
City of New York

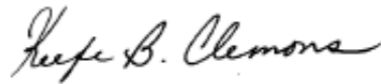
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**AFFIRMATION OF KEEFE B. CLEMONS**

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  
June 15, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

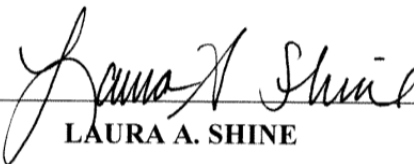
Petition of Verizon New York Inc. for Orders of Entry for 29 Multiple-Dwelling Unit Buildings in the City of New York

Case 15-V-\_\_\_\_\_

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 29 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 15, 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 15, 2015

## SERVICE LIST

1890 E. 5th Street LLC  
c/o Gutman Management Co. Inc.  
Attn: Mark Berger  
4907 18th Avenue  
Brooklyn, NY 11204

Akivah J. Wolfson LLC  
Attn: Goldie Zlotnick  
One State Street Plaza, 29th Floor  
New York, NY 10004

Memorial Sloan Kettering Hospital  
Attn: Patrick Reidy  
1275 York Avenue  
New York, NY 10065

310 W. 55 Owners, Inc.  
c/o Halstead Management Company, LLC  
Attn: Jeffrey Hufnagel  
770 Lexington Avenue, 4th Floor  
New York, NY 10065

LGS Realty Partners LLC  
c/o Park Avenue South Management LLC  
Attn: Jhommi Mota  
507 West 186th Street, #A4  
New York, NY 10033

Inwood Tenants Corp.  
c/o Matthew Adam Properties, Inc.  
Attn: Deirdre Ferguson  
127 East 59th Street, 3rd Floor  
New York, NY 10022

GVS Properties II, LLC  
c/o Alma Realty Corp.  
Attn: Nick Conway  
31-10 37th Avenue, #500  
Long Island City, NY 11101

206 Realty Management Corp.  
Attn: Stanislaw Iwanow  
15 Rolling Ridge Road  
White Plains, NY 10605

325 East 206 LLC  
c/o Besen Capital LLC  
Attn: Carol Chen  
381 Park Avenue South, #1507  
New York, NY 10016

St. Albans Realty, LLC  
Attn: David Medrano  
114-05 170th Street, #L2  
Jamaica, NY 11434

84 Drive Homes, Inc.  
c/o All Area Realty Services Inc.  
Attn: Anastasios Magoulas  
118-82 Metropolitan Avenue, #6G  
Kew Gardens, NY 11415

Jeff-AI Realty Company, LLC  
Attn: Eric Nussbaum  
6 Stuyvesant Place  
Lawrence, NY 11559

Sussex Apartments, LLC  
c/o Steven S. Manage. LLC  
Attn: Steven Silverstein  
40-70 Hampton Street  
Elmhurst, NY 11373

King Edward, LLC  
Attn: Alfonso Vasquez  
80-15 41st Avenue, #106  
Elmhurst, NY 11373

King George Apts., LLC  
Attn: Alfonso Vasquez  
80-15 41st Avenue, #106  
Elmhurst, NY 11373

83-30 Vietor Owners Corp.  
c/o Centre Realty Company, LLC  
Attn: Scott Yedvarb  
83-30 Vietor Avenue, #2  
Elmhurst, NY 11373

67 8th Ave. Owners Inc.  
c/o Cornerstone Management Systems, Inc.  
Attn: Thomas Staskowski  
271 Madison Avenue, #800  
New York, NY 10016

393 Lenox Inc.  
Attn: Baroukh Sasouness  
470 Lenox Avenue, #5F  
New York, NY 10037

Crown Point Realty LLC  
c/o Dunmore Realty LLC  
Attn: Joshua Siew  
115 Vermilyea Avenue, #1A  
New York, NY 10034

273 E. 176 ZAM Corp.  
c/o ZAM Realty Management Company, LLC  
Attn: Louis Zamboli  
936 Intervale Avenue  
Bronx, NY 10459



1985-1995 Creston Avenue HDFC  
c/o Prestige Management Inc.  
Attn: Roslyn Gaspard Turner  
1200 Zerega Avenue  
Bronx, NY 10462

Lambert Houses Redevelopment Company  
c/o Phipps Houses Services Inc.  
Attn: Adam Weinstein  
902 Broadway, 13th Floor  
New York, NY 10010

Lambert Houses Redevelopment Company  
c/o Phipps Houses Services Inc.  
Attn: Adam Weinstein  
902 Broadway, 13th Floor  
New York, NY 10010

Realty Equity Holdings 3820, LLC  
c/o Axion Management LLC  
Attn: Tim Ziss  
9322 Third Avenue  
Brooklyn, NY 11209

Wick Holding Corp.  
c/o Langsam Property Services Corp.  
Attn: Fred Stahl  
1601 Bronxdale Avenue, #201  
Bronx, NY 10462

Pierpont Condominium  
c/o Matthew Adam Properties, Inc.  
Attn: Harvey Greenberg  
127 East 59th Street, 3rd Floor  
New York, NY 10022

Thor 840 West End Avenue LLC  
c/o Thor Equities, LLC  
Attn: Ben Wilson  
25 West 39th Street, 11th Floor  
New York, NY 10018

615-617 West 113th St. Corp.  
c/o Pride Property Management Corp.  
Attn: Aj Ursillo  
708 Third Avenue, 5th Floor  
New York, NY 10017

Ft. George 617 LLC  
c/o Bronstein Properties, LLC  
Attn: Joe Masino  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375