

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 19, 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 44 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 44 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 44 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 44 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 44 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 44 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

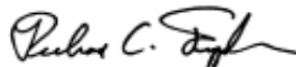
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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 19, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 44 Multiple-Dwelling Unit Buildings in the  
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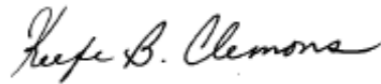
Case 15-V-\_\_\_\_\_

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
June 19, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of Entry for 44 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 44 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 19, 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 19, 2015

## SERVICE LIST

120 East 81st Street Corporation  
c/o Wallack Management Co., Inc.  
Attn: Burton Wallack  
441 Lexington Avenue, 4th Floor  
New York, NY 10017

Cooper Square Mutual Housing Association II HDFC, Inc.  
Attn: Valerio Orselli  
59-61 East 4th Street, 3rd Floor  
New York, NY 10003

11194 Owners Corp.  
c/o R.F. Stuart Real Estate  
Attn: Franklin Speiser  
192 Lexington Avenue, #504  
New York, NY 10016

Emerald 85-87 Vermilyea LLC  
c/o Residential Management (NY), Inc.  
Attn: Labe Twerski  
1651 Coney Island Avenue, #4  
Brooklyn, NY 11230

St Nicholas Manhattan Realty Corp.  
Attn: Luis Guevara  
35-35 166th Street  
Flushing, NY 11358

701 W 180th Street, LLC  
c/o Stellar Management  
Attn: Ramses Capellan  
156 William Street, 10th Floor  
New York, NY 10038

1548-1560 St Nicholas Equities LLC  
c/o Alma Realty Corp.  
Attn: Nick Conway  
31-10 37th Avenue, #500  
Long Island City, NY 11101

Cabrini Realty LLC  
c/o Successful Management Corp.  
Attn: Edwin Algarin  
145 West 71st Street, #1A  
New York, NY 10023

The Fort Tryon Corp.  
c/o Rudd Realty Management Corp.  
Attn: Jay Reyes  
641 Lexington Avenue, 10th Floor  
New York, NY 10022

Ft. Tryon Estates Inc.  
c/o A.J. Clarke Realty Management Corp.  
Attn: Steve Kaplan  
1881 Broadway, 4th Floor  
New York, NY 10023

V.A.S. Realty Corp.  
Attn: Vito Sacchetti  
1937 Williamsbridge Road, 2nd Floor  
Bronx, NY 10461

Central Astoria LLC  
Attn: Martin Kalt  
20-15 21st Avenue  
Astoria, NY 11105

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

Thurman Verona Apts. Corp.  
c/o Argo Real Estate LLC  
Attn: Michael Rudolph  
50 West 17th Street, #6  
New York, NY 10011

The Sunnyside Bliss Condominium, Inc.  
c/o PSRS Realty Group  
Attn: Paraag Sarva  
109-17 72nd Street, #6R  
Forest Hills, NY 11375



The Terrace View Owners Inc.  
c/o Metro Management & Development, Inc.  
Attn: Joe Doren  
42-25 21st Street  
Long Island City, NY 11101

80-08 35th Avenue LLC  
c/o Stone Properties Group, LLC  
Attn: Chris Pappas  
60 Hillside Avenue  
Manhasset, NY 11030

Queen Mary Anne Corp.  
c/o Argo Real Estate LLC  
Attn: Scott Lawlor  
50 West 17th Street, #6  
New York, NY 10011

906 Eagle Avenue HDFC  
Attn: Ramon Marte  
906 Eagle Avenue, #5B  
Bronx, NY 10456

Fitzpatrick House III LLC  
c/o C&C Apartment Management LLC  
Attn: Graciela Florimon  
1735 Park Avenue, #300  
New York, NY 10035

Phoenix Estates HDFC  
c/o Mhany Management Inc.  
Attn: Ismene Speliotis  
One Metro Tech Center North, 11th Floor  
Brooklyn, NY 11201

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One Metro Tech Center North, 11th Floor  
Brooklyn, NY 11201

Wingate Realty, LLC  
Attn: Alice Kulick  
150 East 58th Street, #1600  
New York, NY 10155

The Van Cort Owners Inc.  
Attn: Martin Tenenbaum  
180 Vancortlandt Park South, #6C  
Bronx, NY 10463

Morrison Management LLC  
Attn: Roni Mova  
20 West 38th Street, #400  
New York, NY 10018

Corfu Realty LLC  
c/o Impact Real Estate Management Inc.  
Attn: Marty Orenstein  
45-18 Court Square, #401  
Long Island City, NY 11101

206 Berkeley Place Associates, LLC  
Attn: Spiro Geroulanos  
128 Marine Avenue, #1L  
Brooklyn, NY 11209

580 E. 21st LLC  
c/o J.K. Management Corp.  
Attn: Jacob Kempler  
303 Beverley Road  
Brooklyn, NY 11218

2155 Bay Owner's Corp.  
c/o B.P.C. Management Corp.  
Attn: Rick Manero  
80 Livingston Street  
Brooklyn, NY 11201

LF East 21 Property Co., LLC  
c/o Salon Realty Corp.  
Attn: Andrews Soto  
316 East 89th Street  
New York, NY 10128

1090 Levi Partners LLC  
c/o Heritage Realty  
Attn: Brian Newman  
619 West 54th Street, #10A  
New York, NY 10019

Five-Fifty Realty LLC  
c/o Rebecca Realty Management LLC  
Attn: Wendy Acevedo  
97 Fort Washington Avenue, #1  
New York, NY 10032

Rigs Management Co. LLC  
c/o Millbrook Properties Ltd.  
Attn: Jeff Katz  
42 Bayview Avenue  
Manhasset, NY 11030

Morm Management Co LLC  
c/o Millbrook Properties Ltd.  
Attn: Jeff Katz  
42 Bayview Avenue  
Manhasset, NY 11030

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

L & H Realty LLC  
Attn: Yehuda Levi  
1160 East 28th Street  
Brooklyn, NY 11210

Central Astoria LLC  
Attn: Martin Kalt  
20-15 21st Avenue  
Astoria, NY 11105

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Attn: Martin Kalt  
20-15 21st Avenue  
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