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New York, NY 10007  
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**Richard C. Fipphen**  
Assistant General Counsel



July 9, 2014

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

***Re: Matter 14-\_\_\_\_ – Petition of Verizon New York Inc. for Limited Orders  
of Entry for 39 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 39 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).

If any of the respondents believe that they have been included in this Petition in error or are now willing to allow a survey of their property in preparation for installation of Verizon's cable television facilities at their building, they should contact me at the above email address.

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 39 Multiple-Dwelling Unit  
Buildings in the City of New York**

**Matter 14-\_\_\_\_\_**

**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 39 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 39 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, including proof of delivery (if available), 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**

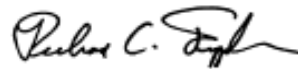
8. Verizon's formal efforts are set forth in Column H of Exhibit 1.

**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  
July 9, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
Orders of Entry for 39 Multiple-Dwelling Unit  
Buildings in the City of New York**

**Matter 14-\_\_\_\_\_**

**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  
July 9, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

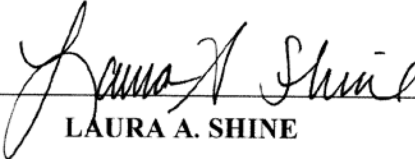
**Petition of Verizon New York Inc. for Limited  
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**Matter 14-\_\_\_\_\_**

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 39 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 9, 2014 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  
July 9, 2014

## SERVICE LIST

East 96th Street Co., Inc.  
c/o Algin Management Co., LLC  
Attn: Laurence Ginsberg  
183 Madison Avenue, Suite 1602  
New York, NY 10016

East 67 Tenants Corp.  
c/o Gumley-Haft, Inc.  
Attn: Rosalind Harris  
415 Madison Avenue, 5th Floor  
New York, NY 10017

208 East 28 Owners Corp.  
c/o RVP Management Corp.  
Attn: Ricardo Von Puttkammer  
130 Madison Avenue, 2nd Floor  
New York, NY 10016

Mariano Development Affiliates  
c/o Washfield Management  
Attn: Nancy DeSimone  
370 7th Avenue, Suite 618  
New York, NY 10001

1650 Williamsbridge LLC  
c/o G.J. Realty Company  
Attn: John Zadrima  
1841 Williamsbridge Road, Suite 1A  
Bronx, NY 10461

Tina Realty Co. LLC  
Attn: Marash Vuksanaj  
1335 Beach Avenue  
Bronx, NY 10472

2332 Walton Realty Inc.  
Attn: Marco Cepeda  
3200 Cruger Avenue, Suite 206  
Bronx, NY 10467

Ace 2160 Wallace LLC  
Attn: Labe Twerski  
1651 Coney Island Avenue  
Brooklyn, NY 11230

Nuva Realty LLC  
c/o Norwest Realty  
Attn: Narsinh Desai  
287 East Gun Hill Road  
Bronx, NY 10467

318 Realty Co.  
Attn: Moses Podolski  
3153 Perry Avenue  
Bronx, NY 10467

QP11-132-70 Sanford Avenue LLC  
c/o First Service Residential New York, Inc.  
Attn: Taylor Katz  
622 Third Avenue, 14th Floor  
New York, NY 10017

Pistilli Associate II, LLC  
c/o Lidia Management Corp.  
Attn: Joseph Pistilli  
35-01 30th Avenue, Suite 300  
Astoria, NY 11103

Cedarcroft LLC  
Attn: Khemraj Mosaphir  
87-23 Homelawn Street  
Jamaica, NY 11432

Denis P. Mullarkey, LLC  
Attn: Denis Mullarkey  
86-80 188th Street  
Hollis, NY 11423

60 East 88th St Condominium  
c/o Douglas Elliman Property Management  
Attn: Kenya Jackson  
675 Third Avenue, 6th Floor  
New York, NY 10017

296 Third Ave Group LP  
c/o I.A.B. Management Inc.  
Attn: Michael Saperstein  
205 West 54th Street, Suite 9G  
New York, NY 10019

Bait & Tackle Realty, LLC  
c/o Buchbinder & Warren  
Attn: Ion Ramoutar  
1 Union Square West, 4th Floor  
New York, NY 10003

352 -354 Lenox LLC.  
c/o 9300 Realty  
Attn: Christine Bermudez  
632 Broadway, 7th Floor  
New York, NY 10012

Belmont Boulevard II Housing Development  
c/o Belmont Arthur Ave LDC  
Attn: Consolato Cicciu  
660 East 183rd Street  
Bronx, NY 10458

Twin Parks Apartments Inc.  
c/o Reliant Realty Services, Inc.  
Attn: Chajarizann Narvaez  
885 Second Avenue, 16th Floor  
New York, NY 10017



Tiny Fiesta Realty Associates LLC  
Attn: Louis Bombart  
888 Grand Concourse, Suite 2-0  
Bronx, NY 10451

Dreitzer Limited Partnership  
c/o Palladia Inc.  
Attn: Kelvin Murphy  
2006 Madison Avenue  
New York, NY 10035

Murat Realty LLC  
Attn: Zahida Martinovic  
119-02 91st Avenue, Apt 1A  
Richmond Hill, NY 11418

Elliana 72 LLC  
Attn: Ely Samuels  
3 West 57th Street  
New York, NY 10019

1370 York Assocs.  
c/o Fairfield Management LLC  
Attn: Elliot Galpern  
82 Nassau Street, Apt. 216  
New York, NY 10038

2020 Generation Realty LLC  
c/o Liberty Management  
Attn: Felipe Rivera  
109 Spencer Place  
Mamaroneck, NY 10543

Lerad Company  
Attn: Laurie Segal  
150 East 58th Street, 28th Floor  
New York, NY 10155

Wilton Estates Inc.  
Attn: Robert Stone  
225 Broadway, Room 613  
New York, NY 10007

449 W 37 Realty LLC  
c/o Universal Managers  
Attn: Andrew Marin  
161 Rivington Street  
New York, NY 10002

79 Marks Realty Corp.  
c/o JKNY Realty LLC  
Attn: Joyce Kwiecinski  
200 Park Avenue South, Suite 914  
New York, NY 10003

E. Plus Realty Inc.  
c/o Mack Edge Management LLC  
Attn: Soraya Mackhrandilall  
12 Desbrosses Street  
New York, NY 10013

NYC Pacific Inc.  
Attn: Jeff Qiu  
26 Aldgate Drive East  
Manhasset, NY 11030

142 Wooster Street LLC  
Attn: Hanna Sivinov  
600 Lexington Avenue, 14th Floor  
New York, NY 10022

863 Park Avenue Inc.  
c/o Douglas Elliman Property Management  
Attn: Patricia Pettway-Brolan  
675 Third Avenue  
New York, NY 10017

318 Lexington Avenue, LLC  
Attn: Ahmet Abuhan  
415 East 37th Street, Apt. 15N  
New York, NY 10016

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

Hart Future Co.  
c/o Hart Future II LLC  
Attn: Elizabeth Connors  
459 Columbus Avenue, Suite 506  
New York, NY 10024

MMM Associates, LLC  
c/o Sky Management Corp.  
Attn: Benjamin Ohebshalom  
226 East 54th Street, Suite 402  
New York, NY 10022

2051-2055 Grand Concourse LLC  
c/o JLP Metro Management  
Attn: Anton Popovic  
3397 East Tremont Avenue  
New York, NY 10461