

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

**Richard C. Fipphen**  
Assistant General Counsel



July 15, 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 36 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 36 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 36 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 36 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 36 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**

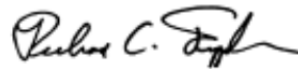
8. Verizon's formal efforts are set forth in Column H of Exhibit 1.

**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 15, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
Orders of Entry for 36 Multiple-Dwelling Unit  
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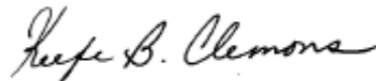
**Matter 14-\_\_\_\_\_**

**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 15, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
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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 36 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 15, 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 15, 2014

## SERVICE LIST

Clinton Towers Apts. Corp.  
c/o BPC Management  
Attn: Erick Tieman  
80 Livingston Street  
Brooklyn, NY 11201

Joralemon Realty NY LLC  
c/o Pinnacle Management Group  
Attn: Eddie Ljesnjanin  
1 Penn Plaza, Suite 4000  
New York, NY 10119

Gramercy Park Residence Corp.  
c/o J & C Lamb Management Corp.  
Attn: Craig Lamb  
4 Park Avenue, Mezzanine  
New York, NY 10016

340 East 74th Owners Corp.  
c/o Gumley-Haft, Inc.  
Attn: Sharon Fahy  
415 Madison Avenue, 5th Floor  
New York, NY 10017

Tracy Tenants Corp.  
c/o First Service Residential  
Attn: Maria Auletta  
622 Third Avenue, 14th Floor  
New York, NY 10017

785 Mace Avenue Realty LLC  
Attn: John Lulgiuraj  
785 Mace Avenue  
Bronx, NY 10467

Cora Realty Co., LLC  
c/o Chestnut Holdings of NY, Inc.  
Attn: Jonathan Wiener  
5676 Riverdale Avenue, Suite 307  
Bronx, NY 10471

Rraci Corporation  
Attn: Djavaid Rraci  
28 Peachtree Drive  
Cortlandt Manor, NY 10567

102-20 67th Drive LLC  
c/o David Minkin Management Co.  
Attn: Barbara Dunne  
95-25 Queens Boulevard, Suite 1014  
Rego Park, NY 11374

Queens 67th Drive Corp.  
c/o David Minkin Management Co.  
Attn: Barbara Dunne  
95-25 Queens Boulevard, Suite 1014  
Rego Park, NY 11374

102-30 67th Avenue, LLC  
c/o David Minkin Management Co.  
Attn: Barbara Dunne  
95-25 Queens Boulevard, Suite 1014  
Rego Park, NY 11374

67th Road Construction Corp.  
c/o David Minkin Management Co.  
Attn: Barbara Dunne  
95-25 Queens Boulevard, Suite 1014  
Rego Park, NY 11374

Queensbrook Building Corp.  
Attn: Aaron Diamond  
1664 Flatbush Avenue  
Brooklyn, NY 11210

Kew Gardens Bap LLC  
c/o Pinnacle Management Group  
Attn: Joel Wiener  
1 Penn Plaza, Suite 4000  
New York, NY 10119

63-94 Austin Realty LLC  
c/o Pinnacle Management Group  
Attn: Tal Sharon  
1 Penn Plaza, Suite 4000  
New York, NY 10119

66-25 103rd Street LLC  
c/o David Minkin Management Co.  
Attn: Barbara Dunne  
95-25 Queens Boulevard, Suite 1014  
Rego Park, NY 11374

Colorado Owners Inc.  
c/o John B. Lovett & Associates, LTD  
Attn: Remo Rosano  
109-15 14th Avenue  
College Point, NY 11356

67-15 102nd Street LLC  
c/o David Minkin Management Co.  
Attn: Barbara Dunne  
95-25 Queens Boulevard, Suite 1014  
Rego Park, NY 11374

Kew Gardens Bap LLC  
c/o Pinnacle Management Group  
Attn: Joel Wiener  
1 Penn Plaza, Suite 4000  
New York, NY 10119

Brussels Leasing, L.P.  
c/o Kings & Queens Residential LLC  
Attn: Gary Flamenbaum  
97-77 Queens Boulevard, Suite 1210  
Rego Park, NY 11374



Marseilles Leasing, L.P.  
c/o Kings & Queens Residential LLC  
Attn: Gary Flamenbaum  
97-77 Queens Boulevard, Suite 1210  
Rego Park, NY 11374

Park Sonoda  
c/o Garden Plaza Management  
Attn: Mari Green  
136-04 Cherry Avenue, Mgmt Office  
Flushing, NY 11355

2435 Devoe Associates LLC  
c/o Weiss Realty  
Attn: Kenneth Yustman  
3240 East Tremont Avenue  
Bronx, NY 10461

2120 Realty Associates LLC  
c/o Jerome Associates, LLC  
Attn: Hale Rickman  
2800 Webster Avenue  
Bronx, NY 10458

Chalak Realty Corp.  
c/o L.D. Property Management  
Attn: Doug Pelinkaj  
2419 Crotona Avenue  
Bronx, NY 10458

Courtlandt 666 LLC  
Attn: Maurice McKenzie  
507 West 186th Street, Suite A4  
New York, NY 10033

Fleetwood Associates LP  
c/o Lemle and Wolff Inc.  
Attn: Christopher Anelante  
5925 Broadway  
Bronx, NY 10463

BK East 169th Street HDFC Inc.  
c/o College Management  
Attn: Eli Abbott  
1658 Coney Island Avenue, Suite 2F  
Brooklyn, NY 11230

592-596 Union Avenue LLC  
c/o Plaza Management  
Attn: Jacob Bernat  
199 Lee Avenue, PMB 381  
Brooklyn, NY 11211

80 West 170 Realty LLC  
c/o Paradise Management LLC  
Attn: Richard Liriano  
329 Hewes Street, 2nd Floor  
Brooklyn, NY 11211

Longfellow Ventures, LLC  
c/o JLP Metro Management  
Attn: Anton Popovic  
3397 East Tremont Avenue  
Bronx, NY 10461

Phoenix Estates HDFC  
c/o Mhany Management Inc.  
Attn: Ismene Speliotis  
2-4 Nevins Street, 2nd Floor  
Brooklyn, NY 11217

1394 B.P.R. Realty Corp.  
c/o Genesis Realty Group  
Attn: Hysen Mehmetaj  
4419 Third Avenue, Suite 4A  
Bronx, NY 10457

Molim Management LLC  
c/o Pinnacle Management Group  
Attn: David Radoncic  
3425 Kingsbridge Avenue  
Bronx, NY 10463

TASFC Housing Development Fund Corp.  
Attn: Linda Washington  
1061 Hall Place, 1st Floor  
Bronx, NY 10459

Estates at Hillcrest Condominium, Inc.  
c/o Impact Management  
Attn: Gregory Cohen  
45-18 Court Square, Suite 401  
Long Island City, NY 11101