July 24, 2014

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

Re: Case 14-V-____ – Petition of Verizon New York Inc. for Orders of Entry for 62 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 62 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 62 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.

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

Respectfully submitted,

Richard C. Fipphen
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 62 Multiple-Dwelling Unit Buildings in the City of New York

Case 14-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 62 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 62 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, 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 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, 6th Floor
New York, New York 10007
(212) 519-4718

Counsel for Verizon New York Inc.

Dated: July 24, 2014
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 62 Multiple-Dwelling Unit Buildings in the City of New York

Case 14-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.

______________________________
KEEFE B. CLEMONS

Dated: New York, New York
July 24, 2014
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 62 Multiple-Dwelling Unit Buildings in the City of New York

Case 14-V-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 62 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 24, 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.

Dated: New York, New York
July 24, 2014

[Signature]
LAURA A. SHINE
SERVICE LIST

LBG Associates LLC
Attn: Israel Itzkowitz
305 Broadway, Suite 518
New York, NY 10007

1205 Avenue R LLC
Attn: Ephraim Landau
5223 15th Avenue
Brooklyn, NY 11219

1545 Dahill LLC
Attn: Luigi Passalacqua
1545 Dahill Road
Brooklyn, NY 11204

Pasadena Leasing Limited Partnership
c/o Kings & Queens Residential LLC
Attn: Marc Pollack
97-77 Queens Boulevard, Suite 1210
Rego Park, NY 11374

2935 OP LLC
c/o MJ Orbach Associates
Attn: Michael Orbach
111 Oriental Boulevard, 2nd Floor
Brooklyn, NY 11235

Isak Management Corp. Inc.
Attn: Sam Shpelfogel
139 Corbin Place
Brooklyn, NY 11235

Earl W. Jimerson Housing Co. Inc.
Attn: Lance Williams
1407 Linden Boulevard, Office
Brooklyn, NY 11212

Dumont Associates Limited
Attn: David Baez
5 Hanover Square, 17th Floor
New York, NY 10004

Kings Court Housing, LLC
c/o Park Management Inc.
Attn: Jacob Greenwald
199 Lee Avenue, Suite 309
Brooklyn, NY 11211

Seashore Management Co.
Attn: Chaim Babad
1531 57th Street
Brooklyn, NY 11219
137 East 38th Street LLC
c/o Goldman Investments
Attn: James Georgiano
640 Fifth Avenue, 3rd Floor
New York, NY 10019

230 East 44th Street Associates LLC
Attn: Hertzl Moezinia
295 Northern Boulevard, Suite 303
Great Neck, NY 11021

Timston Corp.
Attn: Richard Katz
8 East 48th Street, Suite 3E
New York, NY 10017

1010 Sixth Associates
c/o Rose Associates, Inc.
Attn: Claire Viray
200 Madison Avenue, 5th Floor
New York, NY 10016

639 Apartment Corp.
c/o AKAM Associates, Inc.
Attn: Anne Brown
260 Madison Avenue, 12th Floor
New York, NY 10016

565 Equities Inc.
c/o Tudor Realty
Attn: Eric Greenberg
250 Park Avenue South, 4th Floor
New York, NY 10003

165 West 91st Street, LLC
c/o A & E Real Estate Management
Attn: Douglas Eisenberg
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Grand Imperial LLC
Attn: Michael Edelstein
2207 Coney Island Avenue
Brooklyn, NY 11223

Amsterco 67 LLC
c/o Pan Am Equities, Inc.
Attn: George Joost
18 East 50th Street, 10th Floor
New York, NY 10022

East River Preservation, LP
c/o Grenadier Realty Corporation
Attn: Jorge Vazquez
1230 Pennsylvania Avenue
Brooklyn, NY 11239
Philips Park LLC  
c/o Webb & Brooker Inc.  
Attn: Janet McLaurin  
2534 Adam Clayton Powell Jr. (7th Ave), Ground Floor  
New York, NY 10039

Church Home Associates  
c/o Dalton Management Co. LLC  
Attn: Jonathan Warner  
60 East 42nd Street, Suite 1835  
New York, NY 10165

Rina Realty Management  
Attn: Katrina Paljusevic  
2083 Yates Avenue  
Bronx, NY 10461

Chicchi Realty Corp.  
c/o Katonah Property Management Corp.  
Attn: Ben Celaj  
931 Morris Park Avenue, 2nd Floor  
Bronx, NY 10462

Parkchester Apartments LLC  
c/o MP Management Company  
Attn: Issac Freud  
1274 49th Street, Pmb175  
Brooklyn, NY 11219

Joremi Enterprises Inc.  
c/o Weiss Realty LLC  
Attn: Kenneth Yustman  
3240 East Tremont Avenue  
Bronx, NY 10461

Tered Realty Corp.  
Attn: Edward Ciarletta  
93 Fordham Street  
City Island, NY 10464

Sparrow 1 LLC  
c/o Chestnut Holdings of NY, Inc.  
Attn: Jonathan Wiener  
5676 Riverdale Avenue, Suite 307  
Bronx, NY 10471

1410 Rowland Street Realty Co. LLC  
Attn: Zog Celaj  
6225 Broadway, Apt 4A  
Bronx, NY 10471

A.G.M. Co., LLC  
Attn: Ali Mamudoski  
1578 Williamsbridge Road, Suite 3E  
Bronx, NY 10461
<table>
<thead>
<tr>
<th>Company</th>
<th>Attn</th>
<th>Address</th>
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<tbody>
<tr>
<td>Kardia 192 Realty Corp.</td>
<td>Isidoros Sfikas</td>
<td>305 East 204th Street, Suite 2, Bronx, NY 10467</td>
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<tr>
<td>La Cruz Realty Corp.</td>
<td>Eric Laguna</td>
<td>1314 Commonwealth Avenue, Basement, Bronx, NY 10472</td>
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<td>MVP Housing Development Fund Company Inc.</td>
<td>William Sanchez</td>
<td>2275 Olinville Avenue, Bronx, NY 10467</td>
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<td>3975 Carpenter Realty</td>
<td>Jeff Poovich</td>
<td>3975 Carpenter Avenue, Bronx, NY 10466</td>
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<tr>
<td>OLM Senior Housing Dev. Fund Corp.</td>
<td>Kerry Mahon</td>
<td>33 Front Street, Lower Level, Hempstead, NY 11550</td>
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<td>47 Holding Corp.</td>
<td>Matthew Bloomfield</td>
<td>349 East 149th Street, Suite 407, Bronx, NY 10451</td>
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<td>Fier Properties Inc.</td>
<td>Bashkim Celaj</td>
<td>754 Mace Avenue, Bronx, NY 10467</td>
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<td>Palushaj Equities LLC</td>
<td>Nick Palushaj</td>
<td>279-281 East 204th Street, Bronx, NY 10467</td>
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<td>Sima Associates LLC</td>
<td>Benny Gjonaj</td>
<td>2155 Paulding Avenue, Suite E, Bronx, NY 10462</td>
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<td>335 East 205 LLC</td>
<td>Bashkim Celaj</td>
<td>754 Mace Avenue, Bronx, NY 10467</td>
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Marine Cooperative Apts. Inc.  
Attn: Joseph Dwyer  
2239 Troy Avenue, Apt 4-N  
Brooklyn, NY 11234  

Surf Pacific Corp.  
Attn: Ghellan Atiff  
2200 85th Street  
Brooklyn, NY 11214  

2901 Avenue I Apt. Corp.  
Attn: Ephraim Nierenberg  
1499 Coney Island Avenue  
Brooklyn, NY 11230  

110-20 71st Road Apts. Inc.  
c/o John B Lovett & Assoc.  
Attn: Kenneth Lovett  
109-15 14th Avenue, 2nd Floor  
College Point, NY 11356  

Park Lane South Owners Inc.  
c/o Just Management Company  
Attn: Pamela Silver  
118-18 Union Turnpike  
Kew Gardens, NY 11415  

64-85 Booth Realty LLC  
c/o SW Management LLC  
Attn: Stanley Wasserman  
145 Huguenot Street, Suite 503  
New Rochelle, NY 10801  

Mt. Vernon Realty Co.  
c/o Leemar Management Corp.  
Attn: Daniel Kogan  
175 North Central Avenue, Suite 200  
Valley Stream, NY 11580  

Belmont Owners Corp.  
c/o Michael A. Rich, LLC  
Attn: Michael Rich  
70-04 Ingram Street  
Forest Hills, NY 11375  

Diversified Realty Corp.  
Attn: Kevin Cullen  
366 North Broadway, Ph 7E  
Jericho, NY 11753  

A & K Sanford Realty Corp.  
Attn: Janet Karahalis  
28-16 34th Street, Suite 1H  
Astoria, NY 11103
MPM Realty LLC  
Attn: Paul Marchese  
P.O. Box 1184  
Commack, NY 11725

Grand Review, LLC  
c/o Urban American Management  
Attn: Heatcliff Leonor  
590 56th Street  
West New York, NJ 07093