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Richard C. Fipphen
Assistant General Counsel



August 27, 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 54 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 54 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 54 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,

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 54 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 54 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 54 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

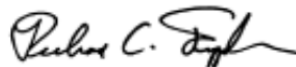
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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: August 27, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of
Entry for 54 Multiple-Dwelling Unit Buildings in the
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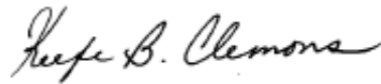
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AFFIRMATION OF KEEFE B. CLEMONS

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.



KEEFE B. CLEMONS

Dated: New York, New York
August 27, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

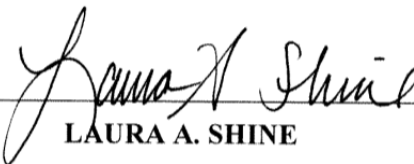
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Case 14-V-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 54 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 27, 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
August 27, 2014

SERVICE LIST

Rego Realty LLC
Attn: Robert Simone
63-07 Saunders Street, Suite 1F
Rego Park, NY 11374

Karen Gardens Corp.
c/o New Bedford Management Corp.
Attn: Sanjiv Diwan
210 East 23rd Street, 5th Floor
New York, NY 10010

Li En Laundromat Corporation
c/o 88-20 Whitney Realty
Attn: Rong Chen
88-20 Whitney Avenue, #LD
Elmhurst, NY 11373

118-80 Metropolitan Realty LLC
c/o SW Management
Attn: Stanley Wasserman
145 Huguenot Street, Suite 503
New Rochelle, NY 10801

119-21 Metropolitan Avenue Holdings, LLC
c/o A&E Real Estate Holdings LLC
Attn: Sean Wynne
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Austin Apartments LLC
c/o Rego Realty LLC
Attn: Robert Simone
63-07 Saunders Street, Suite 1F
Rego Park, NY 11374

Eden Rock Owners, Inc.
c/o Gerard J. Picaso, Inc.
Attn: Robert McCarthy
1133 Broadway, 4th Floor
New York, NY 10010

Kew Court Owners Corp.
c/o Kaled Management
Attn: Michael Raviner
7001 Brush Hollow Road, Suite 200
Westbury, NY 11590

Leamas Realty LLC
c/o Matel Realty LLC
Attn: Sol Eiferman
303 East 6th Street
New York, NY 10003

Tockwotten Associates, LLC
Attn: Beata Jachimski
350 Fifth Avenue, Suite 4304
New York, NY 10118

140 East 95 St. Owners Corp.
c/o Mautner-Glick Corp.
Attn: Charlie Pisani
1345 3rd Avenue, 2nd Floor
New York, NY 10075

HAF Associates LLC
Attn: David Kaplan
111 Brook Street, 2nd Floor
Scarsdale, NY 10583

RBD Realty Consultants
Attn: Beatriz Melendez
2465 Arthur Avenue
Bronx, NY 10458

Promesa Court Residences Limited Partnership
Attn: Nick Loizou
1776 Clay Avenue
Bronx, NY 10457

B6B Partners, L.P.
c/o Leeds Associates LLC
Attn: Stacey Shurgin
215 West 83rd Street, Lobby
New York, NY 10024

1264 LLC
c/o Chestnut Holdings of New York
Attn: Jonathan Wiener
5676 Riverdale Avenue, Suite 307
Bronx, NY 10471

Jang Management, LLC
c/o QV Management
Attn: Keyou Keypour
125 Mineola Avenue, Suite 302
Roslyn Heights, NY 11577

Walton Avenue Associates LLC
c/o Tryax Realty Management
Attn: Michael Schmelzer
60 Cuttermill Road, Suite 208
Great Neck, NY 11021

1380 HDFC
c/o Winn Residential (NY) LLC
Attn: Phillip Lavoie
79 Alexander Avenue, 6th Floor
Bronx, NY 10454

Diego Beekman Mutual Housing Association HDFC
c/o The Dweck Law Firm, LLP
Attn: H.P. Sean Dweck
10 Rockefeller Plaza
New York, NY 10020

Improvement Council Holding Corp.
c/o Mereda Realty Corp.
Attn: Steven Levine
393 Old Country Road, Suite 204
Carle Place, NY 11514

Croes Nest Realty, L.P.
c/o Almarc Realty Corp.
Attn: Sheik Saddick
8605 Bay Parkway, 2nd Floor
Brooklyn, NY 11214

Onew More Time Realty Corp.
c/o Milchman Properties Corp.
Attn: Luz Ocasio
655 Pelham Parkway North
Bronx, NY 10467

1158 Boynton Associates LLC
Attn: Moses Podolski
3153 Perry Avenue
Bronx, NY 10467

1025 Boynton Ave Realty LLC
Attn: Moshe Piller
1276 50th Street, Suite 175
Brooklyn, NY 11219

1564 Mayflower LLC
Attn: Lash Kocovic
1755 Jarvis Avenue
Bronx, NY 10461

321 East 48th Street Associates
c/o Halstead Management
Attn: Adam Eichner
770 Lexington Avenue, 7th Floor
New York, NY 10065

626 Emmut Properties Ltd.
c/o Emmut Properties
Attn: John Young
626 10th Avenue, Suite 1A
New York, NY 10036

Felix Bernardo
c/o EBB Realty
323 West 14th Street
New York, NY 10014

216 West 22 St. Tenant Owners Corp.
c/o Argo Real Estate LLC
Attn: Jill Reinitz
50 West 17th Street, 6th Floor
New York, NY 10011

Chelsea Royale Condominums
c/o TKR Property Management Services
Attn: Enrique Navarrete
430 16th Street
Brooklyn, NY 11215

Beautiful Village Assoc. Redevelopment Co.
c/o Metropolitan Realty Group
Attn: Scott Jaffee
15 West 39th Street, 7th Floor
New York, NY 10018

955 Tenant Stockholders Inc.
c/o Brown Harris Stevens Residential Management LLC
Attn: Les Mance
770 Lexington Avenue, 5th Floor
New York, NY 10065

Ataloss LLC
c/o Leeds Associates LLC
Attn: Arthur Leeds
215 West 83rd Street
New York, NY 10024

The Allegro Condominium
c/o Maxwell-Kates, Inc.
Attn: Neil Wishnia
9 East 38th Street, 6th Floor
New York, NY 10016

Mascot Flats, HDFC
Attn: Ann Rupel
742 East 6th Street, 9th Floor
New York, NY 10009

200 West 79th Street Condo
c/o Douglas Elliman Property Management
Attn: Patricia Pettway-Brown
675 Third Avenue
New York, NY 10017

TYR Property Svds Inc.
c/o Gumley Haft Inc.
Attn: James Colon
415 Madison Avenue, 5th Floor
New York, NY 10017

751 St. Marks Limited Liability Co.
c/o Malek Management
Attn: Michael Malek
1491 Coney Island Avenue
Brooklyn, NY 11230

24537 Owners Corp.
c/o ABC Realty
Attn: Seth Weinstein
152 West 57th Street, 12th Floor
New York, NY 10019

126 West 73rd Owners Corp.
c/o Sirius LLC
Attn: Marc Lippman
2109 Broadway, Suite L01
New York, NY 10023

Brick House Owners Corp.
c/o Synoptic Management
Attn: David Steinberg
136 West 92nd Street, Suite 1A
New York, NY 10025

Simry Realty Corp.
Attn: Arthur Haruvi
114 East 71st Street
New York, NY 10021

465 West End Avenue Owners Corp.
c/o Orsid Realty Corp.
Attn: Neil Daviowitz
1740 Broadway, 2nd Floor
New York, NY 10019

The Stanton Condominium
c/o All Area Realty Services
Attn: Spyro Kyrou
99 Tulip Avenue, Suite 302
Floral Park, NY 11001

Tribor Management, Inc.
Attn: Ning Jiang
45-62 162nd Street
Flushing, NY 11358

Baxter House Condo
c/o First Management
Attn: James Demetriou
34-03 Broadway
Long Island City, NY 11106

The Manhattan Place Condo
c/o AJ Clarke Real Estate
Attn: Steve Kaplan
1881 Broadway, 4th Floor
New York, NY 10023

The Bromley Condominium
c/o Brown Harris Stevens Residential Management LLC
Attn: Eamon Early
770 Lexington Avenue, 5th Floor
New York, NY 10065

The 251 Condominium
c/o New Bedford Management Corp.
Attn: Greg Bazhdari
210 East 23rd Street, 5th Floor
New York, NY 10010

West 90th Owners Corp.
c/o Gerard J. Picaso, Inc.
Attn: Ken Ryan
1133 Broadway, Suite 426
New York, NY 10010

The Sun House Condominium
c/o Norcor Management
Attn: Vincent Lo
40-14 72nd Street, Suite B
Woodside, NY 11377

2057-59 Story Avenue LLC
Attn: Frank Loughran
2247 Hermany Avenue
Bronx, NY 10473

Renee Owners, Inc.
c/o Tedpin Realty Management Inc.
Attn: Gerald Pindus
78-40 164th Street, Suite Aa
Flushing, NY 11366