

140 West Street  
6<sup>th</sup> Floor  
New York, NY 10007  
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**Richard C. Fipphen**  
Assistant General Counsel



October 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 67 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 67 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 67 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).

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 67 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 67 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 67 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

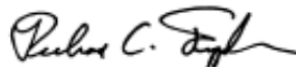
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4718

Counsel for Verizon New York Inc.

Dated: October 24, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
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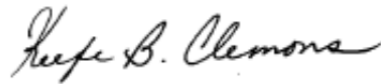
Case 14-V-\_\_\_\_\_

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
October 24, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 67 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 67 Multiple-Dwelling Unit Buildings in the City of New York was sent on October 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.

  
LAURA A. SHINE

Dated: New York, New York  
October 24, 2014

## SERVICE LIST

Maple Avenue, LLC  
Attn: Jacob Haberman  
315 Central Park West  
New York, NY 10025

Glen Associates LLC  
c/o Kibel Companies LLC  
Attn: Karol Krychkowski  
300 East 34th Street  
Flushing, NY 10016

222 Realty LLC  
Attn: Richard Albert  
233 East 32nd Street  
New York, NY 10016

222 Realty LLC  
Attn: Richard Albert  
233 East 32nd Street  
New York, NY 10016

Gothic Tenants Corp.  
c/o Metro Management Development, Inc.  
Attn: Carmen Esquivel  
42-25 21st Street  
Long Island City, NY 11101

Horizon House Co. LLC  
c/o Rosedale Management Co.  
Attn: Elizabeth Crane  
21 West 38th Street  
New York, NY 10018

Northeastern Conf. House HDFC  
c/o Northeastern Conference Corp.  
Attn: Joan Moodie  
131-10 Guy R Brewer Boulevard  
Jamaica, NY 11434

Kennedy Plaza LLC  
c/o Diversified Realty Corp.  
Attn: Kevin Cullen  
366 North Broadway, Suite Ph 7E  
Jericho, NY 11753

94-16 34th Road LLC  
c/o New York City Management LLC  
Attn: Preeti Mirani  
381 Park Avenue South, Suite 1515  
New York, NY 10016

95-36 42 Ave LLC  
Attn: Dr. Reddy G Jaideep  
86-39 105th Street  
Richmond Hill, NY 11418

Manchester Realty Assoc.  
c/o Argo Management  
Attn: Perry Levitt  
50 West 17th Street  
New York, NY 10011

Project III Realty, LLC  
c/o A1 Realty Management Inc.  
Attn: Paul Alizio  
1551 Franklin Avenue, 1st Floor  
Mineola, NY 11501

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c/o A1 Realty Management Inc.  
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Mineola, NY 11501

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c/o A1 Realty Management Inc.  
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Mineola, NY 11501

Milltwee HDFC  
c/o Prestige Management  
Attn: Marie Rosado  
145 East 126th Street  
New York, NY 10035

M & E Christopher LLC  
Attn: Steven Croman  
632 Broadway, 7th Floor  
New York, NY 10012

Barrows Street Owners Inc.  
c/o Charles H. Greenthal Management Corp.  
Attn: Jonathan West  
4 Park Avenue  
New York, NY 10016

Neilson Gardens Inc.  
c/o RCR Management LLC  
Attn: Ohad Badani  
155 Riverside Drive  
New York, NY 10024

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155 Riverside Drive  
New York, NY 10024



Deacon Juan Santos Plaza II HDFC  
c/o H.O.B. II, Inc.  
Attn: Anna Sanchez  
1945 Vyse Avenue, 1st Floor  
Bronx, NY 10460

East 179th Street LLC  
c/o Zalmen Management  
Attn: Sam Klein  
3810 14th Avenue  
Brooklyn, NY 11219

384 East Associates, LLC  
c/o Proto Property Services LLC  
Attn: Manuel Ramirez  
3601A Fieldston Road  
Bronx, NY 10463

East 179th Street LLC  
c/o Zalmen Management  
Attn: Sam Klein  
3810 14th Avenue  
Brooklyn, NY 11219

Lagoon Development Corp.  
c/o Magenic Real Estate Services, LLC  
Attn: Liza Marx  
1100 Summer Street  
Stamford, CT 06905

ECDO Citywide Preservation Housing Development  
c/o C & C Affordable Management LLC  
Attn: Ramon Carella  
1735 Park Avenue  
New York, NY 10035

917 Management Corp.  
Attn: Nikitas Drakotos  
5047 Broadway  
New York, NY 10034

Able Management Estates, LLC  
Attn: Richard Liriano  
199 Lee Avenue, Suite 383  
Brooklyn, NY 11211

Sixteen Elliot Inc.  
Attn: Martin Rooney  
43-18 Martha Avenue  
Bronx, NY 10470

1372 Shakespeare Avenue HDFC  
c/o Midas Management  
Attn: Michael Padermacht  
3605 Sedgwick Avenue  
Bronx, NY 10463

1770 Realty LLC  
c/o B & B Management Corp.  
Attn: Ruben Pinero  
1624 Webster Avenue  
Bronx, NY 10457

Eras Properties, Inc.  
c/o Professional Services  
Attn: Aimee Morales  
369 East 149th Street  
Bronx, NY 10455

Highbridge Community Housing Development  
c/o Highbridge Community Development Corp.  
Attn: Mark Mazzella  
1465 Nelson Avenue, Suite A  
Bronx, NY 10452

University Avenue, L.P.  
c/o Bronx Pro Real Estate Mgmt. Inc.  
Attn: Julio Saldana  
1605 Martin Luther King Boulevard  
Bronx, NY 10453

922 Southern LLC  
Attn: Mark Goldberg  
922 Southern Boulevard  
Bronx, NY 10459

Elder 1070 LLC  
Attn: Yechiel Weinberger  
4711 12th Avenue, Apt. A8  
Brooklyn, NY 11219

Netherland Property Assets LLC  
c/o Parkoff Management  
Attn: Robert Wisgo  
98 Cuttermill Road  
Great Neck, NY 11021

The Blackstone Owners Inc.  
c/o Garthchester Realty Ltd  
Attn: Marshall Kanter  
209 Garth Road  
Scarsdale, NY 10583

Fox Street Apartments, L.P.  
c/o Metropolitan Property Services  
Attn: George Simalocaj  
141-50 85th Road  
Briarwood, NY 11435

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Attn: George Simalocaj  
141-50 85th Road  
Briarwood, NY 11435

Waldo Gardens Inc.  
c/o Metro Management Development, Inc.  
Attn: Judith Rivera  
42-25 21st Street  
Long Island City, NY 11101

Briar Hill Realty LLC  
c/o Glenwood Management  
Attn: Mark Brand  
1200 Union Turnpike  
New Hyde Park, NY 11040

Faile Street HDFC  
c/o Prestige Management  
Attn: Arylane McGlashan  
1200 Zerega Avenue, 2nd Floor  
Bronx, NY 10462

147 Street Realty Inc.  
c/o Plaza Management USA Inc.  
Attn: Itzy Weinberger  
199 Lee Avenue, Suite 381  
Brooklyn, NY 11211

Malcolm Shbazz Court, LLC  
c/o Webb & Brooker Inc.  
Attn: Dimitri Naylor  
2534 7th Avenue, Ground Floor  
New York, NY 10039

722-724 Tenth Avenue Holding LLC  
c/o 9300 Realty  
Attn: Annabelle Santiago  
632 Broadway, 7th Floor  
New York, NY 10012

Rosdale Equities LP  
c/o B&L Management Co. LLC  
Attn: Marie Ruffino  
316 East 63rd Street, Suite 1A  
New York, NY 10065

Caliendo Partners, L.P.  
c/o Nurge Avenue Holding Corp.  
Attn: Jack Caliendo  
56-10 Nurge Avenue  
Maspeth, NY 11378

78 Bank Street LLC  
c/o Manocherian Brothers Inc.  
Attn: Jeffrey Manocherian  
150 East 58th Street, 28th Floor  
New York, NY 10022

309 West 30 LLC  
c/o B&L Management Co. LLC  
Attn: Benny Caiola  
316 East 63rd Street, Suite 1A  
New York, NY 10021

277 West 11 Realty, LLC  
c/o SJR Management Co., LLC  
Attn: Gerard Ragone  
236 West 10th Street  
New York, NY 10014

Wynfame Realty LLC  
c/o Almarc Realty Corp.  
Attn: Sheik Saddick  
8605 Bay Parkway, 2nd Floor  
Brooklyn, NY 11214

Colonial Road Associates LLC  
Attn: Salvatore Parlanti  
1053 Arden Avenue  
Staten Island, NY 10312

Bay Ridge 74, LLC  
c/o Bronstein Properties, LLC  
Attn: Nolberto Urena  
108-18 Queens Boulevard, Suite 302  
Forest Hills, NY 11375

Amelia Raymond  
194 Howard Avenue  
Staten Island, NY 10301

Bridge-Hamilton Realty LLC  
c/o Katz Realty LLC  
Attn: Ronald Katz  
4517 Marathon Parkway, 2nd Floor  
Little Neck, NY 11362

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c/o Katz Realty LLC  
Attn: Ronald Katz  
4517 Marathon Parkway, 2nd Floor  
Little Neck, NY 11362

Whitehouse Construction Corp.  
c/o Koeppel Management  
Attn: Roberta Koeppel  
141 East 89th Street, Doorman/Suite 3K  
New York, NY 10128

Kalabi Realty Co.  
Attn: Dennis Zaslavsky  
950 Third Avenue, Suite 2700  
New York, NY 10022

Austin Towers Condo  
c/o Delkap Management Inc.  
Attn: Pamela Delorme  
82-12 151st Avenue, 1st Floor  
Howard Beach, NY 11414

Sandberg Management Corp.  
Attn: William Brochhagen  
345 Seventh Avenue, 8th Floor  
New York, NY 10001

RFD 425 Fifth Avenue L.P.  
c/o AKAM Management  
Attn: Eminela Beqiri  
8 West 38th Street, 7th Floor  
New York, NY 10018

Princeton House Condominium  
c/o Charles H. Greenthal Management Corp.  
Attn: Kimberly Winter  
4 Park Avenue, 3rd Floor  
New York, NY 10010

301 E 45 St. Condo  
c/o AKAM Associates  
Attn: Jeff Kleffman  
260 Madison Avenue, 12th Floor  
New York, NY 10016

Main Street Plaza Condo  
c/o TMI Realty LLC  
Attn: Richard Ma  
45-31 Bell Boulevard, 2nd Floor  
Bayside, NY 11361

97 Euclid Realty LLC  
Attn: Peter Rebenwurz  
1499 Coney Island Avenue  
Brooklyn, NY 11230

1349 Franklin LLC  
Attn: Ramona Alix  
1349 Franklin Avenue, Apt. 3B  
Bronx, NY 10456