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Fax (212) 962-1687
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Richard C. Fipphen
Assistant General Counsel



November 4, 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 79 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 79 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 79 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 79 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 79 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 79 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 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

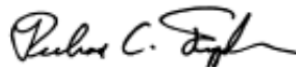
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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: November 4, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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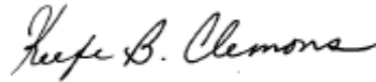
Case 14-V-_____

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.



KEEFE B. CLEMONS

Dated: New York, New York
November 4, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

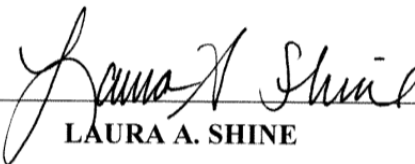
Petition of Verizon New York Inc. for Orders of
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Case 14-V-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 79 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 4, 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
November 4, 2014

SERVICE LIST

Berdar Equities LLC
c/o Manocherian Brothers
Attn: Jeffrey Manocherian
150 East 58th Street, 28th Floor
New York, NY 10155

700 Victory Boulevard LLC
c/o Samson Management LLC
Attn: Andre Williams
97-77 Queens Boulevard, Suite 710
Rego Park, NY 11374

17 John Street Associates LLC
c/o Metro Loft Management LLC
Attn: Jack Berman
5 Hanover Square, 3rd Floor
New York, NY 10004

Saint James Tower Condominium
c/o Charles H. Greenthal Management Corp.
Attn: Timothy Fine
4 Park Avenue, 3rd Floor
New York, NY 10016

Sutton House Associated
c/o Rose Associates, Inc.
Attn: Susan Nicklin
200 Madison Avenue, 5th Floor
New York, NY 10016

1435 Tenants Corp.
c/o Gumley Haft Inc.
Attn: Barbara Schmidt
415 Madison Avenue, 5th Floor
New York, NY 10017

319 East 53rd Street, LLC
c/o J.R. Equities, Inc.
Attn: Frank Iurato
38 East 29th Street, 10th Floor
New York, NY 10016

The Tribeca Condominium
c/o Douglas Elliman Property Management
Attn: Lisa Moretti
675 Third Avenue, 6th Floor
New York, NY 10017

360 East 55th Street Corp.
c/o Charles H. Greenthal Management Corp.
Attn: Virginia Conti
4 Park Avenue, 3rd Floor
New York, NY 10016

Kingsview Homes Inc.
c/o First Service Residential
Attn: Miriam Stolin
622 Third Avenue, 14th Floor
New York, NY 10017

Madison Court Associates, L.P.
Attn: Celeste Vasquez
542 Main Street, 2nd Floor
New Rochelle, NY 10801

Roslingate Company
c/o Rose Associates, Inc.
Attn: Emily Astrof
200 Madison Avenue, 5th Floor
New York, NY 10016

Danbury Leasing Limited Company
c/o Estates NY Real Estate Services LLC
Attn: Dennis Omeragic
97-77 Queens Boulevard, Suite 1210
Rego Park, NY 11374

Bedford Gardens Company
c/o Kraus Management, Inc.
Attn: Ramiro Velez
33-01 Vernon Boulevard
Long Island City, NY 11106

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Long Island City, NY 11106

Hilary Gardens Company
c/o Algin Management
Attn: Dan Hochstadt
183 Madison Avenue
New York, NY 10016

605 Apartment Corp.
c/o Rudd Realty Management
Attn: Steven Furman
641 Lexington Avenue, 10th Floor
New York, NY 10022

1001 Fifth Avenue Owners Inc.
c/o Douglas Elliman Property Management
Attn: Neil Rappaport
675 Third Avenue, 6th Floor
New York, NY 10017

Carnegie Hill-87th Street Corp.
c/o Wallack Management Co. Inc.
Attn: Burton Wallack
441 Lexington Avenue
New York, NY 10017

Village JV 211 Avenue A LLC
c/o Westminster City Living
Attn: Jordan Wolf
504 East 12th Street
New York, NY 10009

July 15 Real Estate LLC
c/o BCB Property Management
Attn: Allison Korriea
27 Union Square West, Suite 503
New York, NY 10003

188 Second Equities Corp.
Attn: George Lavian
377 Park Avenue South, 3rd Floor
New York, NY 10016

500 West 42nd Street HDFC
c/o Clinton Housing Development Corp.
Attn: Joe Restuccia
403 West 40th Street
New York, NY 10018

Clinton Manor Associates
Attn: Harold Ochoa
535 West 51st Street
New York, NY 10019

Stahl York Avenue Co.
c/o Charles H. Greenthal Management Corp.
Attn: Jonathan West
4 Park Avenue, 3rd Floor
New York, NY 10016

West Square Corp.
c/o Charles H. Greenthal Management Corp.
Attn: Noel Pena
4 Park Avenue, 3rd Floor
New York, NY 10016

156-158 Second Avenue LLC
c/o Citi Urban Management
Attn: Joe Mohan
6 Grace Avenue, Suite 400
Great Neck, NY 11021

W 54-7 LLC
c/o Edel Family Management Corp.
Attn: Florence Edelstein
2207 Coney Island Avenue
Brooklyn, NY 11223

829 Park Avenue Corporation
c/o Douglas Elliman Property Management
Attn: Robert McFarland
675 Third Avenue, 6th Floor
New York, NY 10017

110 Central Park South Corp.
c/o Halstead Management
Attn: Timothy O'Keefe
770 Lexington Avenue, 7th Floor
New York, NY 10065

Marine Equities St. Johns Place, LLC
c/o Meridian Properties
Attn: Ann Marie Barker
310 85th Street, Suite A2
Brooklyn, NY 11209

79 Brighton 11th Street LLC
c/o NewCastle Realty Services
Attn: Marc Flynn
270 Madison Avenue, 19th Floor
New York, NY 10016

Earl W. Jimerson Housing Co., Inc.
c/o Marion Scott Real Estate
Attn: Lance Williams
2104 First Avenue
New York, NY 10029

Earl W. Jimerson Housing Co., Inc.
c/o Marion Scott Real Estate
Attn: Lance Williams
2104 First Avenue
New York, NY 10029

Council Towers IV HDFC
c/o Metropolitan Council on Jewish Poverty
Attn: Bruce Brandt
120 Broadway, 7th Floor
New York, NY 10271

16 Park Avenue Owners Corp.
c/o Siren Management
Attn: Jeffrey Heidings
40 Exchange Place, 19th Floor
New York, NY 10005

Superior Condominium, Ltd.
c/o Pan Am Equities, Inc.
Attn: Andres Reynoso
18 East 50th Street, 10th Floor
New York, NY 10022

The Nomad Land Company LLC
c/o Stanford Realty Associates, Inc.
Attn: Jeff Stern
156A East 83rd Street
New York, NY 10028

Henry Phipps Plaza East, Inc.
c/o Phipps Houses Services, Inc.
Attn: Sandy Stevens
902 Broadway, 13th Floor
New York, NY 10010

Archstone East 33rd Street, L.P.
c/o AvalonBay Communitives, Inc.
Attn: Ginger Tait
377 East 33rd Street, 3rd Floor-Office
New York, NY 10016

Site 10 Community Alliance Assoc.
c/o Metropolitan Realty Group
Attn: Scott Jaffee
60 Cuttermill Road, Suite 200
Great Neck, NY 11021

The Seventh Park Avenue Corp.
c/o John B Lovett & Associates Ltd.
Attn: Ellen Kornfeld
109-15 14th Avenue, 2nd Floor
College Point, NY 11356

120 East 34 Street Co. LLC
c/o Algin Management
Attn: Dan Hochstadt
183 Madison Avenue
New York, NY 10016

330 East 43rd Street LLC
c/o T.M.S. Management Company
Attn: Vito Sacchetti
1466 St. Peter Avenue
Bronx, NY 10461

Ennismore Apartments, Inc.
c/o RCR Management, LLC
Attn: Ari Paul
155 Riverside Drive, Suite 1D
New York, NY 10024

Stahl & Stahl LLC
Attn: Marianne Dziuba
277 Park Avenue, 47th Floor
New York, NY 10172

Phelps House HDFC
c/o Grenadier Realty Corp.
Attn: Sabrina Lora
1230 Pennsylvania Avenue
Brooklyn, NY 11239

243 West End Owners Inc.
c/o Midboro Management Inc.
Attn: Michael Wolfe
333 7th Avenue, 5th Floor
New York, NY 10001

Lincoln Spencer Apts. Inc.
c/o Mark Greenberg Real Estate
Attn: Robert Damico
1981 Marcus Avenue, Suite C131
New Hyde Park, NY 11042

General Chauncey M. Hooper Towers HDFC, Inc.
c/o Wavecrest Management Team Ltd.
Attn: Charles Lyons
87-14 116th Street
Richmond Hill, NY 11418

255 West 108th Street Corp.
c/o Douglas Elliman Property Management
Attn: Robert Swiderski
675 Third Avenue, 6th Floor
New York, NY 10017

Mayflower Development Corp.
c/o RCR Management, LLC
Attn: Ari Paul
155 Riverside Drive, Suite 1D
New York, NY 10024

Ennis Francis II HDFC
c/o Abyssinian Development Corporation
Attn: James Howard
4 West 125th Street
New York, NY 10027

Fine Times, Inc.
c/o First Service Residential
Attn: Marc Rishe
622 Third Avenue, 14th Floor
New York, NY 10017

1510 St. Peters LLC
Attn: Nicholas Chimienti
1510 St. Peters Avenue
Bronx, NY 10461

2010 Powell LLC
Attn: Cjay Jakobovits
5308 13th Avenue, Suite 252
Brooklyn, NY 11219

Kardia 192 Realty Corp.
Attn: Issac Nieves
305 East 204th Street, Suite 2
Bronx, NY 10467

Mehbro Realty Corp.
Attn: John Mehaj
2675 Morris Avenue
Bronx, NY 10468

NY Affordable Housing Dekalb Associates LLC
c/o Gilman Management Corporation
Attn: Nelson Colon
55 Watermill Lane
Great Neck, NY 11021

91 E. 208th Street Tenants Corp.
c/o LTD Management
Attn: Linda Pardon
100 Schoolhouse Road
Levittown, NY 11756

Renewal Realty Corp.
c/o Pat Mar Management Co.
Attn: Patrick Johnson
3424 Gates Place
Bronx, NY 10467

3425 Gates Place, LLC
Attn: Gus Scoufaras
42-01 235th Street
Douglaston, NY 11363

Pelham Homes Assoc. Limited Partnership
Attn: Laura Goldstein
3081 Villa Avenue
Bronx, NY 10468

3415 Knox Avenue LLC
c/o NGS Realty Associates LLC
Attn: John Parubi
1757 Merrill Street
Bronx, NY 10460

Blue Woods Management
Attn: Justin Verret
42 River Street, 2nd Floor
Sleepy Hollow, NY 10591

1103 East 34 Street Inc.
Attn: Jacob Teitelbaum
863 47th Street
Brooklyn, NY 11220

Robert Rankell & Martin Rankell, L.P.
Attn: Robert Rankell
1301 Kings Highway
Brooklyn, NY 11229

J & D II Realty LLC
Attn: Michael Malek
1491 Coney Island Avenue
Brooklyn, NY 11230

Park City Estates Tenants Corp.
c/o First Service Residential
Attn: Patricia Rodriguez
622 Third Avenue, 14th Floor
New York, NY 10017

Park City Estates Tenants Corp.
c/o First Service Residential
Attn: Patricia Rodriguez
622 Third Avenue, 14th Floor
New York, NY 10017

65-84 Realty Co. LLC
c/o B & R Management Co., LLC
Attn: Robert Miller
363 Westchester Avenue, 2nd Floor
Port Chester, NY 10573

98-30 67th Avenue, LLC
c/o A & E Real Estate Management
Attn: Louis Cutri
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Franklin Realty L.P.
Attn: Harry Wagner
142-20 Franklin Avenue
Flushing, NY 11355

Green Park Essex Apartments Del LLC
c/o Apartment Management Corp.
Attn: Herb Dumain
2611 West 2nd Street
Brooklyn, NY 11223

P.S. 143 Realty LLC
c/o Ditmas Management Corp.
Attn: Aaron Sirulnick
3333 New Hyde Park Road, Suite 411
New Hyde Park, NY 11042