November 7, 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 77 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 77 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 77 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
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 77 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 77 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 7, 2014
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 77 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
November 7, 2014
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 77 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 77 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 7, 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
November 7, 2014

LAURA A. SHINE
SERVICE LIST

143-31 Avenue Tenants Corp.
c/o TMI Realty LLC
Attn: Billy Denk
45-31 Bell Boulevard, 2nd Floor
Bayside, NY 11361

Essen Realty Enterprises Inc.
Attn: Shirley Laws
35-30 153rd Street, 1st Floor
Flushing, NY 11354

Heritage East West LLC
c/o Diversified Realty Corp.
Attn: Evan Bauer
366 North Broadway, PH E7
Jericho, NY 11753

KIMA Associates LLC
Attn: Angeliki Glikos
89-02 165th Street, 2nd Floor-Office
Jamaica, NY 11432

BRG Elmhurst LLC
c/o BRG Management
Attn: Andy Falkin
150 Great Neck Road, Suite 402
Great Neck, NY 11021

BRG Elmhurst LLC
c/o BRG Management
Attn: Andy Falkin
150 Great Neck Road, Suite 402
Great Neck, NY 11021

The Cubler Construction Corp.
c/o Delkap Management
Attn: Kenny Oppenheimer
8212 151st Avenue
Howard Beach, NY 11414

Jackson Gardens LLC
Attn: Harry Silverstein
429 Mayfair Drive South
Brooklyn, NY 11234

Jackson Gardens LLC
Attn: Harry Silverstein
429 Mayfair Drive
South Brooklyn, NY 11234

370 Lenox LLC
c/o Renaissance Realty Group LLC
Attn: Michael Shultz
1946 Coney Island Avenue, 2nd Floor
Brooklyn, NY 11223
East Harlem Lexington Housing Dev.  
c/o Multi Family Mgmt-Lexington Court  
Attn: Fritz Aristilde  
1913 Lexington Avenue  
New York, NY 10035

West 23 Street Owners  
c/o Vintage Real Estate Services  
Attn: Jeffrey Friedman  
11-11 44th Drive, 2nd Floor  
Long Island City, NY 11101

Fordham Fulton LLC  
c/o Fordham Fulton Realty Corp.  
Attn: Sean Margiela  
480 East 188th Street  
Bronx, NY 10458

DA Equities  
c/o Annal Management Co.  
Attn: Dora Genao  
1325 Castle Hill Avenue  
Bronx, NY 10462

Tracey Towers Associates  
c/o RY Management  
Attn: Steven Mezick  
1619 Third Avenue  
New York, NY 10128

732 Realty  
c/o L.D. Property Management  
Attn: Ljumni Pelinkaj  
2419 Crotona Avenue  
Bronx, NY 10458

YH Lorillard LLC  
c/o Halt Management  
Attn: Yona Holton  
829 Grennwood Avenue, Suite 1C  
Brooklyn, NY 11218

Quadrant Properties HDFC  
c/o Lemle & Wolff, Inc.  
Attn: Christopher Anelante  
5925 Broadway  
Bronx, NY 10463

ECDO Citywide Preservation LLC  
c/o C&C Affordable Management LLC  
Attn: Ramon Carela  
1735 Park Avenue, Suite 300  
New York, NY 10035

Bx-9E Partners, L.P.  
c/o Lemle & Wolff, Inc.  
Attn: Christopher Anelante  
5925 Broadway  
Bronx, NY 10463
Windsor Apartments, Inc.
c/o Argo Real Estate Corp.
Attn: Annette Loscalzo
50 West 17th Street, 6th Floor
New York, NY 10011

1003-05 East 174 Street HDFC
Attn: Gwendolyn Downs
1003 East 174th Street, Apt. 1A
Bronx, NY 10460

Shlo-Yank Holding Ltd.
Attn: Harry Bajraktari
617 East 188th Street
Bronx, NY 10458

1712 & 1715 HDFC Inc.
c/o Urban Home Ownership Corp.
Attn: Hawatha Selby
494 8th Avenue, 19th Floor
New York, NY 10001

Faile Street HDFC
c/o Prestige Management Inc.
Attn: Khedda Hayden Demps
1200 Zerega Avenue
Bronx, NY 10462

W.P.H. Apts. Inc.
c/o RCR Management, LLC
Attn: Ohad Badani
155 Riverside Drive, Suite 1D
New York, NY 10024

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c/o RCR Management, LLC
Attn: Ohad Badani
155 Riverside Drive, Suite 1D
New York, NY 10024

Mastic Associates of New York LLC
c/o Ogden Cap Properties
Attn: Andrew Gross
155 East 31st Street
New York, NY 10016

Braddock Garden Apts. Inc.
c/o RCR Management, LLC
Attn: Ohad Badani
155 Riverside Drive, Suite 1D
New York, NY 10024

Braddock Garden Apts. Inc.
c/o RCR Management, LLC
Attn: Ohad Badani
155 Riverside Drive, Suite 1D
New York, NY 10024
Wacky Duck LLC
c/o Pan Am Equities, Inc.
Attn: Andres Reynoso
18 East 50th Street, 10th Floor
New York, NY 10022

55 Park Tenants Corp.
c/o Solstice Residential Group, LLC
Attn: Alex Kalajian
257 Park Avenue South, Suite 303
New York, NY 10010

114 East 40th LLC
c/o B&L Management Co. LLC
Attn: Luigi Caiola
316 East 63rd Street, Suite 1A
New York, NY 10065

160 W 77th Owners
c/o Midboro Management Inc.
Attn: David Lozano
333 7th Avenue, 5th Floor
New York, NY 10001

The 203 Condominium
c/o Siren Management
Attn: Howard Landman
40 Exchange Place, 19th Floor
New York, NY 10005

325 West 86 Street Corp.
c/o Midboro Management Inc.
Attn: Michael Wolfe
333 7th Avenue, 5th Floor
New York, NY 10001

Colton Condominium
c/o SLJ Property Management LLC
Attn: Leonard Jacobs
144-63 35th Avenue, Suite 1G
Flushing, NY 11354

41-05 94th Street Inc.
Attn: Sebastiano Manciameli
82-30 58th Avenue
Middle Village, NY 11379

Madala Realty LLC
c/o America Realty LLC
Attn: Jerry Papafloratos
38-08 Bell Boulevard, 11th Floor
Bayside, NY 11361

Coru Condominium
Attn: Sau Ching Kong
37-28 98th Street, Apt. 3B
Corona, NY 11368
Hudson Cobble Hills Towers LLC
c/o Lisa Management Inc.
Attn: Ed Strosser
826 Broadway, 11th Floor
New York, NY 10003

Sheila Properties Inc.
c/o Domain Properties
Attn: Charles Brown
485 Kent Avenue
Brooklyn, NY 11249

366 Hewes St Associates L.P
c/o Los Sures Management Co.
Attn: Ramon Peguero
434 South 5th Street
Brooklyn, NY 11211

Spring Creek Gardens Condominium
Attn: Charles Brown
10 Park Place, Suite 1705
New York, NY 10007

Kings Oliver Owners Inc.
c/o First Service Residential
Attn: Maja Cobaj
622 Third Avenue, 14th Floor
New York, NY 10017

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c/o First Service Residential
Attn: Maja Cobaj
622 Third Avenue, 14th Floor
New York, NY 10017

Elk 577 Second LLC
c/o Elk Investors
Attn: Fred Brinn
489 5th Avenue, 7th Floor
New York, NY 10017

242 East 28th St Tenants Corp.
c/o Grogan & Associates, Inc.
Attn: Timothy Grogran
320 East 39th Street, 3rd Floor
New York, NY 10016

150-18-28 Union Turnpike Associates
c/o John B Lovett & Associates Ltd.
Attn: Stewart Betheil
109-15 14th Avenue, 2nd Floor
College Point, NY 11356

880/877 Owners Corp.
c/o Pinnacle Management
Attn: Davit Mneyan
1 Penn Plaza, Suite 4000
New York, NY 10119
880/877 Owners Corp.  
c/o Pinnacle Management  
Attn: Davit Mneyan  
1 Penn Plaza, Suite 4000  
New York, NY 10119

230 Central Avenue Owners Corp.  
c/o Einsidler Management Inc  
Attn: Paul Gold  
535 Broadhollow Road, Suite A15  
Melville, NY 11747

New York Towers Liberty House Corp.  
c/o New York Towers Corp.  
Attn: Raymond Masciana  
95 Broad Hollow Road, Suite 95A  
Melville, NY 11747

New York Towers Liberty House Corp.  
c/o New York Towers Corp.  
Attn: Raymond Masciana  
95 Broad Hollow Road, Suite 95A  
Melville, NY 11747

New York Towers Liberty House Corp.  
c/o New York Towers Corp.  
Attn: Raymond Masciana  
95 Broad Hollow Road, Suite 95A  
Melville, NY 11747

Greenpoint Eckford, LLC  
c/o Eckford Realty LLC  
Attn: Paul Pullo  
500 Kingsland Avenue  
Brooklyn, NY 11222

610 Ovington Ave. Owners Corp.  
c/o ALOR Realty LLC  
Attn: Joseph Schweid  
867 Driggs Avenue  
Brooklyn, NY 11211