

140 West Street
6th Floor
New York, NY 10007
Tel (212) 519-4718
Fax (212) 962-1687
richard.fipphen@verizon.com

Richard C. Fipphen
Assistant General Counsel



November 17, 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 80 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 80 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 80 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 80 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 80 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 80 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

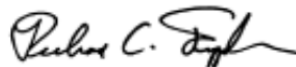
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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 17, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of
Entry for 80 Multiple-Dwelling Unit Buildings in the
City of New York

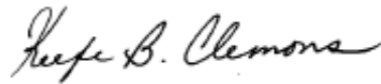
Case 14-V-_____

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 17, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

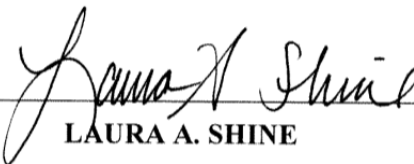
Petition of Verizon New York Inc. for Orders of
Entry for 80 Multiple-Dwelling Unit Buildings in the
City of New York

Case 14-V-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 80 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 17, 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 17, 2014

SERVICE LIST

62nd Street East Inc.
c/o Lawrence Properties
Attn: Lisa Gorelli
150 West 30th Street, 2nd Floor
New York, NY 10001

Afternoon Delight Fifth Avenue Associates, LLC
c/o Stellar Management
Attn: Tobias Sahl
156 William Street, 10th Floor
New York, NY 10038

Osgood LLC
Attn: Jacob Landau
1225 39th Street
Brooklyn, NY 11218

135 William Street Associates LLC
c/o Metro Loft Management, LLC
Attn: David Pian
5 Hanover Square, 3rd Floor
New York, NY 10004

55 West 129 LLC
c/o Sharp Management
Attn: Mike Davidowitz
1085 East 12th Street
Brooklyn, NY 11230

140 8th Avenue of Brooklyn Corp.
c/o Andrea Bunis Management Inc.
Attn: Andrea Bunis
45 West 45th Street, Suite 901
New York, NY 10036

Clinton Mews Owners Corp.
c/o TKR Property Management
Attn: Mitchell Pickman
430 16th Street
Brooklyn, NY 11215

JS 537 LLC
c/o 537 Clinton LLC
Attn: Stanley Gallout
80 Maiden Lane, Room 2204
New York, NY 10038

Sonesta Towers Inc.
c/o Coney Management
Attn: Ezra Betech
1499 Coney Island Avenue
Brooklyn, NY 11230

299 Saint Marks Place LLC
c/o Samson Management LLC
Attn: Andre Williams
97-77 Queens Boulevard, Suite 710
Rego Park, NY 11374

602 Ave T Owners Corp.
c/o Dependable Property Management
Attn: Roman Kalika
10 Cove Lane, 1st Floor
Brooklyn, NY 11234

New York State Urban Development Corp.
c/o Hope Community, Inc.
Attn: Walter Roberts
174 East 104th Street
New York, NY 10029

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

145 South 3rd Street HDFC
c/o MHR Management, Inc.
Attn: Maria Rosado
1191 Broadway, 1st Floor
Brooklyn, NY 11221

Metropolitan Tower Condominium
c/o Rose Associates, Inc.
Attn: Kerry Smith
200 Madison Avenue, 5th Floor
New York, NY 10016

Shorefront Apartments LLC
Attn: Alan Polen
1735 East 13th Street, Mgmt. Suite
Brooklyn, NY 11229

Madison Commercial Owners, LLC
c/o Maxwell-Kates, Inc.
Attn: David Degidio
9 East 38th Street, 6th Floor
New York, NY 10016

751 Tilden Realty LLC
c/o Alma Realty Corp.
Attn: Nicholas Conway
31-10 37th Avenue, Suite 500
Long Island City, NY 11101

Clermont York Associates LLC
c/o Broadwall Management Corp.
Attn: Abraham Rill
7 Penn Plaza, Suite 618
New York, NY 10001

Fifth Avenue Dev. Company, LLC
c/o Goldfarb Properties
Attn: Josh Goldfarb
524 North Avenue, 5th Floor
New Rochelle, NY 10801

Sixty Hamilton LLC
c/o Metropolitan Property Services, Inc.
Attn: Angelo Palermo
141-50 85th Road, #1C
Briarwood, NY 11435

JSB Properties, LLC
c/o Brodsky Organization
Attn: Daniel Brodsky
400 West 59th Street, 3rd Floor
New York, NY 10019

401/22 Realty LLC
c/o Friedman Management Co.
Attn: Bernard Friedman
770 Lexington Avenue, 18th Floor
New York, NY 10065

415 East 85th Tenants Corp.
c/o Matthew Adam Properties Inc.
Attn: Martin Traum
127 East 59th Street, 3rd Floor
New York, NY 10022

Memorial Sloan Kettering Hospital
Attn: Michael Kiernen
1233 York Avenue, Suite 5J
New York, NY 10065

234 Thompson Street LLC
c/o Time Equities
Attn: Shavon Anderson
55 Fifth Avenue, 15th Floor
New York, NY 10003

8th & C HDFC
c/o L.E.S.P.M.H.A., Inc.
Attn: Richard Ramirez
228 East 3rd Street
New York, NY 10009

327 East 3rd Street HDFC
Attn: Martin Vargas
327 East 3rd Street, Apt. 1A
New York, NY 10009

Sheridan Owners Corp.
c/o Tudor Realty Services Corp.
Attn: Eric Greenberg
250 Park Avenue South, 4th Floor
New York, NY 10003

399 East 72nd Apartment Owners Inc.
c/o First Service Residential
Attn: Dan Wurtzel
622 Third Avenue, 14th Floor
New York, NY 10017

196 Owners Corp.
c/o Charles H. Greenthal Management Corp.
Attn: Meryl Sacks
4 Park Avenue, 3rd Floor
New York, NY 10016

Abi Kalimian
c/o Abington Holding
Attn: Michelle Zilberbeg
950 3rd Avenue, 27th Floor
New York, NY 10022

200 Associates, LLC
c/o ORIN Management Corp.
Attn: Mordy Sohn
37-04 Parsons Boulevard
Flushing, NY 11354

Treger Management Company
c/o Pinnacle Group Management
Attn: David Radoncic
1 Penn Plaza, Suite 4000
New York, NY 10119

Fountainbleau Towers Del. LLC
c/o Apartment Management Associates, LLC
Attn: Shargie Eisenberg
2611 West 2nd Street
Brooklyn, NY 11223

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

3311 Shore Parkway Realty Corp.
Attn: Mikhail Gordeev
1516 Voorhies Avenue
Brooklyn, NY 11235

2785 Ocean Parkway Inc.
Attn: Dassy Mandelbaum
100A Broadway, Suite 412
Brooklyn, NY 11249

Beach Realty Associates Corp.
c/o Allstate Realty Associates
Attn: Joseph Spitzer
5420 13th Avenue
Brooklyn, NY 11219

Beth Israel Medical Center Inc.
Attn: Thomas Ahn
555 West 57th Street, 5th Floor
New York, NY 10019

Plaza Realty Investors NY LLC
c/o Algin Management Co., LLC
Attn: Sam Mustafic
183 Madison Avenue, Suite 1602
New York, NY 10016

Prince George Associates, L.P.
c/o Common Ground Management
Attn: Chloe Marin
14 East 28th Street
New York, NY 10016

575 Associates, Inc.
c/o William Moses Co., Inc.
Attn: Theresa Pena
145 West 58th Street, 2nd Floor
New York, NY 10019

Audubon Associates, L.P.
c/o Manhattan North Management Co., Inc.
Attn: Dennis Ovalle
107-129 East 126th Street
New York, NY 10035

Stahl Broadway Company
Attn: Marianne Dziuba
225 West 106th Street
New York, NY 10025

Decatur Realty Holdings 3343 LLC
Attn: Alex Hoffman
1072 Madison Avenue
Lakewood, NJ 08701

Mosholu Parkway LLC
Attn: Shaban Mehaj
2675 Morris Avenue
Bronx, NY 10468

624 East 222 Realty LLC
c/o Norwax Associates
Attn: Arthur Schwartz
1046 Mclean Avenue
Yonkers, NY 10704

680 East 224 Realty Group, LLC
c/o Five Management Co. Inc.
Attn: Walter Czolacz
60 West 75th Street
New York, NY 10023

East 228 Street Realty Company LLC
c/o Five Management Co. Inc.
Attn: Walter Czolacz
60 West 75th Street
New York, NY 10023

K & H Realty Corp.
Attn: Hajdin Rraci
2138 Williamsbridge Road
Bronx, NY 10461

655 Pelham Pistilli LLC
c/o Lidia Management Corp.
Attn: Joseph Pistilli
35-01 30th Avenue, Suite 300
Long Island City, NY 11103

Waterfall Apts Inc.
c/o TKR Property Management
Attn: Alan Kurtz
430 16th Street
Brooklyn, NY 11215

50 Rosen Realty Corp.
Attn: Joe Brisk
P.O. Box 190354
Brooklyn, NY 11219

KMW Realty, LLC
c/o Metropolitan Property Services, Inc.
Attn: Halil Ljesnjanin
141-50 85th Road, #1C
Briarwood, NY 11435

College Apartments LLC
c/o Metropolitan Property Services, Inc.
Attn: Halil Ljesnjanin
141-50 85th Road, #1C
Briarwood, NY 11435

56-11 94th Street Co. LLC
c/o Algin Management Co., LLC
Attn: Sam Mustafic
183 Madison Avenue, Suite 1602
New York, NY 10016

The Gardens at Forest Hills Owners Corp.
c/o Just Management Corp.
Attn: Mark Novim
103-26 68th Road
Forest Hills, NY 11375

6400 Saunders Owners Corp.
c/o Bronstein Properties LLC
Attn: Cody Masino
108-18 Queens Boulevard, Suite 302
Forest Hills, NY 11375

Booth 21 LLC
c/o The Parkoff Organization
Attn: Richard Parkoff
98 Cuttermill Road, Suite 444S
Great Neck, NY 11021

Booth 45 LLC
c/o The Parkoff Organization
Attn: Richard Parkoff
98 Cuttermill Road, Suite 444S
Great Neck, NY 11021

Plaza Realty Investors NY LLC
c/o Algin Management Co., LLC
Attn: Robert Rudaj
183 Madison Avenue, Suite 1602
New York, NY 10016

133-17 Sanford Avenue Co. LLC
c/o Algin Management Co., LLC
Attn: Robert Rudaj
183 Madison Avenue, Suite 1602
New York, NY 10016

Peninsula Arms Owners LLC
c/o Central Queens Properties Association
Attn: Neal Hartman
91-31 Queens Boulevard, Suite 512
Elmhurst, NY 11373

188-30/34 87th Drive, LLC
c/o A& E Real Estate Management LLC
Attn: Sean Wynne
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Regency Associates
c/o Diversified Equities LLC
Attn: Evan Bauer
P.O. Box 1200
Jericho, NY 11753

Ciampa Jamaica LLC
Attn: Douglas Ciampa
136-26 37th Avenue
Flushing, NY 11354

Dorie Miller Housing Co.
c/o Webb & Brooker
Attn: Janice McLaurin
2534 Adam Clayton Powell Jr. Boulevard
New York, NY 10039

BRG Denman LLC
Attn: Jonah Rosenberg
150 Great Neck Road, Suite 402
Great Neck, NY 11021

41-25 Case Street LLC
c/o A & E Real Estate Holdings LLC
Attn: Louis Cutri
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Our Lady of Fatima Apartments HDFC, Inc.
c/o Progress of Peoples Management Corp.
Attn: George Stathoudakis
191 Joralemon Street, 8th Floor
Brooklyn, NY 11201

Jackson Manor Inc.
c/o Stellar Management
Attn: Besin Beskovic
156 William Street, 10th Floor
New York, NY 10038

141-30 84th Road Apartment Owners Corp.
c/o Medallion Real Estate LLC
Attn: Victor Fein
112-18 Queens Boulevard
Forest Hills, NY 11375

Baypointe Realty Corp.
c/o Northeast Equity Management
Attn: David Brodsky
26 Harbor Park Drive
Port Washington, NY 11050

420 West 23rd Street Condo
c/o Halstead Management Co., LLC
Attn: Alison Proft
770 Lexington Avenue, 7th Floor
New York, NY 10065

The Gatsby Condominium
c/o Halstead Management Co., LLC
Attn: Nancy Califano
770 Lexington Avenue, 7th Floor
New York, NY 10065

Broadway 11 Owners Inc.
c/o Tudor Realty Services Corp.
Attn: Janice Keller
250 Park Avenue South, 4th Floor
New York, NY 10003

Mardan Realty Co LLC
c/o A.J. Clarke Realty Corp.
Attn: Josh Hoffman
1881 Broadway, 4th Floor
New York, NY 10023

Fordham Hill Owners Corp.
c/o Argo Real Estate LLC
Attn: Richelle Neufville
50 West 17th Street, 6th Floor
New York, NY 10011

Suka Realty LLC
Attn: Violeta Zagreda
3015 Perry Avenue
Bronx, NY 10458