November 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 41 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 41 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 41 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 41 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 41 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 24, 2014
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of
Entry for 41 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 24, 2014
STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION  

Petition of Verizon New York Inc. for Orders of Entry for 41 Multiple-Dwelling Unit Buildings in the City of New York  

DECLARATION OF LAURA A. SHINE  

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 41 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 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.  

Dated: New York, New York  
November 24, 2014  

[Signature]  
LAURA A. SHINE
<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>Attn:</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>131 East 66th Street Corporation</td>
<td>c/o Brown Harris Stevens</td>
<td>Linda Segreto</td>
<td>New York</td>
<td>NY</td>
<td>10065</td>
</tr>
<tr>
<td>770 Lexington Avenue, 4th Floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>985 Land Holding LLC</td>
<td>c/o Rose Associates, Inc.</td>
<td>Scott Warshaw</td>
<td>New York</td>
<td>NY</td>
<td>10016</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irvine Realty Group Inc.</td>
<td></td>
<td>Paul Irvine</td>
<td>New York</td>
<td>NY</td>
<td>10022</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JNPJ Tenth Ave LLC</td>
<td>c/o Westside Management Group</td>
<td>Orchid Mora</td>
<td>New York</td>
<td>NY</td>
<td>10023</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D.A. Realty Corp.</td>
<td></td>
<td>Anthony Errico, Jr.</td>
<td>New York</td>
<td>NY</td>
<td>10019</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East 24th Street Holding Co., LLC</td>
<td></td>
<td>Michael Catsimalis</td>
<td>Long Island</td>
<td>NY</td>
<td>11105</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dora Collazo Plaza LP</td>
<td>c/o Loisaida Enterprises Corp.</td>
<td>Mildred Robles</td>
<td>New York</td>
<td>NY</td>
<td>10009</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Andrews Building Corp.</td>
<td></td>
<td>Ken McKenna</td>
<td>New York</td>
<td>NY</td>
<td>10012</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>237th Street Holdings, LLC</td>
<td></td>
<td>John O'Shea</td>
<td>Bronxville</td>
<td>NY</td>
<td>10708</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beekman Place Condo</td>
<td>c/o Maxwell-Kates, Inc.</td>
<td>Regina Sztrykler</td>
<td>New York</td>
<td>NY</td>
<td>10016</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Ansonia Court Tenants Corp.  
c/o TKR Property Management  
Attn: Alan Kurtz  
430 16th Street  
Brooklyn, NY 11215  

Caton Towers Owners Corp.  
c/o Century Operating Corp.  
Attn: James Flaherty  
440 9th Avenue, 15th Floor  
New York, NY 10001  

Marion Ave. LLC  
Attn: Michael Laub  
825 East 233rd Street  
Bronx, NY 10466  

4182 Tenants Corp.  
c/o Midboro Management Inc.  
Attn: Linda Romolo  
333 7th Avenue, 5th Floor  
New York, NY 10001  

293 CPW LLC  
c/o ABC Properties  
Attn: Ian DeFronze  
152 West 57th Street, 12th Floor  
New York, NY 10019  

1855 7 Avenue HDFC  
c/o Andrews Building Corp.  
Attn: Nancy Diamond-Frazee  
666 Broadway, 12th Floor  
New York, NY 10012  

Andrew Jackson Condo  
c/o First Service Residential  
Attn: Shanetta McNealy  
622 Third Avenue, 14th Floor  
New York, NY 10017  

Raven Court Realty, LLC  
Attn: Billy Haugh  
164-18 43rd Avenue, Apt. 6A  
Flushing, NY 11358  

Elegante Condo  
c/o Armco Management  
Attn: Michael Candan  
88-30 51st Avenue, Office  
Elmhurst, NY 11373  

Boulevard Towers Condo  
c/o Medallion Real Estate LLC  
Attn: Victor Fein  
112-18 Queens Boulevard  
Forest Hills, NY 11375
<table>
<thead>
<tr>
<th>Address 1</th>
<th>Address 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Towers Condo</td>
<td>Dorrice D'Anna</td>
</tr>
<tr>
<td>c/o First Management Corporation</td>
<td>c/o Patrick J. Falci Management Co. Inc.</td>
</tr>
<tr>
<td>Attn: James Demetriou</td>
<td>Attn: Patrick Falci</td>
</tr>
<tr>
<td>34-03 Broadway</td>
<td>164-11 Northern Boulevard</td>
</tr>
<tr>
<td>Astoria, NY 11106</td>
<td>Flushing, NY 11358</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Rutland Road Associates LP</td>
<td>176 Canal Corporation</td>
</tr>
<tr>
<td>c/o The Amistad Management Corp.</td>
<td>c/o Raber Enterprises, LLC</td>
</tr>
<tr>
<td>Attn: William Lucas</td>
<td>Attn: Lance Steinberg</td>
</tr>
<tr>
<td>43 North Central Avenue, 2nd Floor</td>
<td>175 Canal Street, 2nd Floor</td>
</tr>
<tr>
<td>Valley Stream, NY 11580</td>
<td>New York, NY 10013</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Nadco Associates LLC</td>
<td>Tai Hop Lee Realty Corp.</td>
</tr>
<tr>
<td>c/o Gatsby Enterprises LLC</td>
<td>Attn: Ding Wai</td>
</tr>
<tr>
<td>Attn: Joshua Adler</td>
<td>Attn: Ding Wai</td>
</tr>
<tr>
<td>347 5th Avenue, Suite 300</td>
<td>200 Mullberry Street</td>
</tr>
<tr>
<td>New York, NY 10016</td>
<td>New York, NY 10012</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Jordan Wooster Street Associates LLC</td>
<td>436 Realty LLC</td>
</tr>
<tr>
<td>c/o Schur Management Co.</td>
<td>c/o Salon Realty Corp.</td>
</tr>
<tr>
<td>Attn: S J Schur</td>
<td>Attn: Angelo Ortiz</td>
</tr>
<tr>
<td>2432 Grand Concourse, Suite 400</td>
<td>316 East 89th Street, Lower Level</td>
</tr>
<tr>
<td>Bronx, NY 10458</td>
<td>New York, NY 10128</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>426 West Broadway House Condominium</td>
<td>Lafayette Studios Corp.</td>
</tr>
<tr>
<td>c/o The Lovett Company, LLC</td>
<td>c/o Andrews Building Corp.</td>
</tr>
<tr>
<td>Attn: Ellen Kornfeld</td>
<td>Attn: Jacqueline Latif</td>
</tr>
<tr>
<td>109-15 14th Avenue</td>
<td>Attn: Jacqueline Latif</td>
</tr>
<tr>
<td>College Point, NY 11356</td>
<td>666 Broadway, 12th Floor</td>
</tr>
<tr>
<td></td>
<td>New York, NY 10012</td>
</tr>
</tbody>
</table>
The East 35th Street Condominium
c/o Wavecrest Management Team Ltd.
Attn: Roger Stuart
87-14 116th Street
Richmond Hill, NY 11418

Emraldd 97 LLC
c/o Cornerstone Management Systems Inc.
Attn: Allen Abbani
271 Madison Avenue, Suite 800
New York, NY 10016

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

The Copley Condominium
c/o Orsid Realty Corp.
Attn: Dennis Nagel
1740 Broadway, 2nd Floor
New York, NY 10019

35 West 82nd Street, Inc.
c/o Argo Real Estate LLC
Attn: Barry Benami
50 West 17th Street, 6th Floor
New York, NY 10011

Fox 153 Realty LLC
Attn: Leonard Fox
271 Madison Avenue, Suite 1101
New York, NY 10016

100 St. Nicholas HDFC
c/o Chappaqua Realty
Attn: Rita Blanco
4 South Evarts Avenue
Elmsford, NY 10523

Rosa Parks Condominium
c/o Maxwell-Kates, Inc.
Attn: Adam Hirschfield
9 East 38th Street, 6th Floor
New York, NY 10016

Gladys Smith
Attn: Mark Smith
134 Foltim Way
Congers, NY 10920

Kedro Realty LLC
Attn: Thomas Sideris
38-08 Bell Boulevard, 2nd Floor
Bayside, NY 11361
The 220 West 93rd Street Condominium
c/o Samson Management LLC
Attn:  Gregory Haye
97-77 Queens Boulevard, Suite 710
Rego Park, NY 11374