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New York, NY 10007  
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**Richard C. Fipphen**  
Assistant General Counsel



December 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 43 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 43 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 43 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 43 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 43 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 43 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

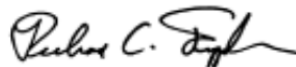
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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

Counsel for Verizon New York Inc.

Dated: December 4, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 43 Multiple-Dwelling Unit Buildings in the  
City of New York

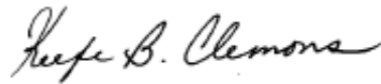
Case 14-V-\_\_\_\_\_

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
December 4, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

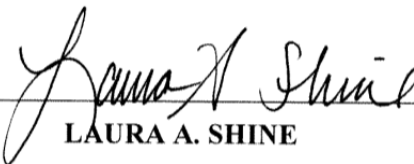
Petition of Verizon New York Inc. for Orders of Entry for 43 Multiple-Dwelling Unit Buildings in the City of New York

Case 14-V-\_\_\_\_\_

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 43 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 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  
December 4, 2014

## SERVICE LIST

172 East 92nd Street LLC  
c/o El-Kam Realty Company  
Attn: Ely Samuels  
3 West 57th Street, 7th Floor  
New York, NY 10019

1998 Second Avenue Associates, LLC  
c/o Stellar Management  
Attn: Smajlje Srdanovic  
156 William Street, 10th Floor  
New York, NY 10038

40 East 88 Owners, inc.  
c/o Orsid Realty Corp.  
Attn: Eric McPhee  
1740 Broadway, 2nd Floor  
New York, NY 10019

Hay Management Inc.  
c/o Douglas Elliman Property Management  
Attn: Patricia Pettway-Brown  
675 Third Avenue  
New York, NY 10017

340 East 51 Owners Co., L.P.  
c/o London Management Corp.  
Attn: Allen London  
257 Park Avenue South, Suite 303  
New York, NY 10010

432 East 57th Street Corporation  
c/o Gumley Haft Inc.  
Attn: Barbara Schmidt  
415 Madison Avenue, 5th Floor  
New York, NY 10017

Vaszer Realty LLC  
Attn: Jerry Troianose  
149-39 10th Avenue  
Whitestone, NY 11357

United Jewish Council of the East Side  
Attn: Chaim Lazar  
15 Willett Street  
New York, NY 10002

Van Dorn Holdings LLC  
c/o William Moses Co., Inc.  
Attn: Susan Virgadamo  
145 West 58th Street  
New York, NY 10019

1025 Fifth Avenue, Inc.  
c/o Charles H. Greenthal Management Co.  
Attn: Paul Whitby  
4 Park Avenue  
New York, NY 10016

79 West 12th Street Corp.  
c/o Matthew Adam Properties, Inc.  
Attn: Janusz Sikora  
127 East 59th Street, 3rd Floor  
New York, NY 10022

Williamsburgh Leasing Delaware LLC  
c/o Estates NY Real Estate Services LLC  
Attn: Wellington Gomez  
97-77 Queens Boulevard, Suite 1210  
Rego Park, NY 11374

60 Madison Avenue Apartment Corp.  
c/o ABC Realty  
Attn: Seth Weinstein  
152 West 57th Street, 12th Floor  
New York, NY 10019

301 Holdings, LLC  
c/o Chestnut Holdings of New York, Inc.  
Attn: Ben Rieder  
5676 Riverdale Avenue, Suite 307  
Bronx, NY 10471

United West LLC  
Attn: Mark Harounian  
29 East 32nd Street  
New York, NY 10016

137th Street Properties LLC  
c/o Invictus Management LLC  
Attn: Christopher Cartelli  
23 Wilson Street  
Hartsdale, NY 10530

2010 7th Avenue LLC  
c/o E & M Bronx Associates, LLC  
Attn: Peter Spooner  
975 Walton Avenue  
Bronx, NY 10452

Echo Apartments Associates, L.P.  
c/o Phipps Houses Services, Inc.  
Attn: Mary Govan  
902 Broadway, 13th Floor  
New York, NY 10010

Flat Broadway SW, Inc.  
c/o Lancaster Studio Associates LLC  
Attn: Leonard Solomon  
936 West End Avenue  
New York, NY 10025

Columbus 95th Street LLC  
c/o Columbus House, Inc.  
Attn: James Stomber  
130 East 59th Street, 15th Floor  
New York, NY 10022



Jennie Realty Corp.  
Attn: Sandra Lansky  
201 East 28th Street, #12A  
New York, NY 10016

Greenport Preservation, L.P.  
c/o Related Management  
Attn: Jeff Bond  
423 West 55th Street, 9th Floor  
New York, NY 10019

Ekta Realty Inc.  
c/o NY Property Management  
Attn: Ranjna Chhabra  
34-29 83rd Street  
Jackson Heights, NY 11372

Chelsea Apartment Del LLC  
c/o Apartment Management Associates LLC  
Attn: Shargie Eisenberg  
600 Avenue Z  
Brooklyn, NY 11223

Vermyck LLC  
Attn: George Mycak  
234 East 5th Street  
New York, NY 10003

101-06 67th Drive Associates LLC  
c/o Samson Management LLC  
Attn: Andre Williams  
97-77 Queens Boulevard, Suite 710  
Rego Park, NY 11374

Kennedy House Owners Inc.  
c/o AKAM Associates, Inc.  
Attn: Erol Ugljanin  
260 Madison Avenue, 12th Floor  
New York, NY 10016

Polo LLC  
Attn: Adam Pokrzywa  
10 East Lane  
New Hyde Park, NY 11040

75-10 Boulevard Owners Corp.  
c/o P.J. Falci Management Co. Inc.  
Attn: Patrick Falci  
164-11 Northern Boulevard  
Flushing, NY 11358

96-09 Realty Co. LLC  
c/o B & R Management Co. LLC  
Attn: Ben Preston  
363 Westchester Avenue, 2nd Floor  
Port Chester, NY 10573

Park City 3 and 4 Apartments, Inc.  
Attn: Chandra Jain  
98-05 63rd Road, Apt. 1K  
Rego Park, NY 11374

Sanford LLC  
Attn: Maureen Schlatter  
315-17 West 98th Street  
New York, NY 10025

33rd Avenue Realty, LLC  
c/o Ridge Realty Management LLC  
Attn: Ivan Starcic  
44-37 Douglaston Parkway, 2nd Floor  
Douglaston, NY 11363

Selfhelp (Ki-Kii) Associates, LLC  
c/o Douglas Elliman Property Management  
Attn: Ed Ermler  
140-16 45th Avenue  
Flushing, NY 11355

Jamaica Woods Holding LLC  
c/o First Management Corp.  
Attn: James Demetriou  
34-03 Broadway  
Long Island City, NY 11106

Parsons Manor LLC  
c/o Zara Realty  
Attn: Tony Subraj  
166-07 Hillside Avenue  
Jamaica, NY 11432

Tova Realty Corp.  
c/o SLJ Property Management  
Attn: Leonard Jacobs  
144-63 35th Avenue, Suite 1G  
Flushing, NY 11354

Cauldwell Terrace Construction Corp.  
c/o David Minkin Management  
Attn: Greg Marks  
95-25 Queens Boulevard, Suite 1014  
Rego Park, NY 11374

Woodhaven 98 Realty Corp.  
c/o Veritas Property Management  
Attn: James Maistre  
1995 Broadway, Suite 1201  
New York, NY 10023

The Forward Condominium  
c/o Andrews Building Corporation  
Attn: Lonnie Wilkofsky  
666 Broadway, 12 Floor  
New York, NY 10012

Extra Place HDFC  
c/o Phipps Houses Services, Inc.  
Attn: Adam Weinstein  
902 Broadway, 13th Floor  
New York, NY 10010

Charles Street Associates  
c/o Marin Management Corp.  
Attn: Martin Hollander  
157 East 25th Street  
New York, NY 10010

Morgan House Condominium  
c/o Century Management Services Inc.  
Attn: David Lipson  
440 9th Avenue, 15th Floor  
New York, NY 10001