

140 West Street  
6<sup>th</sup> Floor  
New York, NY 10007  
Tel (212) 519-4718  
richard.fipphen@verizon.com

**Richard C. Fipphen**  
Assistant General Counsel



December 31, 2014

Honorable Kathleen H. Burgess  
Secretary  
New York Public Service Commission  
Three Empire State Plaza  
Albany, New York 12223

***Re: Matter 14-\_\_\_\_ – Petition of Verizon New York Inc. for Limited Orders  
of Entry for 44 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 44 Multiple-Dwelling Unit Buildings in the City of New York.

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 a survey of their property in preparation for 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 Limited  
Orders of Entry for 44 Multiple-Dwelling Unit  
Buildings in the City of New York**

**Matter 14-\_\_\_\_\_**

**PETITION FOR LIMITED ORDERS OF ENTRY**

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 44 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

**Specific Location of the Properties**

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 44 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 on Exhibit 1 has either: (1) failed to respond to Verizon’s letters requesting access for purposes of performing a pre-installation survey, 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 enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

**Proof of Service of Notice of Intention to Install Cable Television Facilities and Service**

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and Service, as required by 16 NYCRR Part 898. 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 pre-installation surveys.

**Indemnification**

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey.

**Pre-Installation Survey Work will be Conducted Without Prejudice to the Owner’s Right to Receive Just Compensation**

7. The proposed pre-installation survey work will be conducted without prejudice to the rights of the owner of each MDU to receive just compensation in accordance with 16 NYCRR § 898.2.

**Summary of Verizon’s Efforts to Gain Entry to the Buildings for the Pre-Installation Surveys**

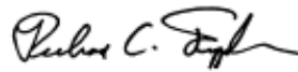
8. Verizon’s formal efforts are set forth in Column H of Exhibit 1.

**Opportunity for the Owner to Answer the Petition**

9. The owner of each MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, 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: New York, New York  
December 31, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
Orders of Entry for 44 Multiple-Dwelling Unit  
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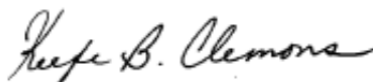
**Matter 14-\_\_\_\_\_**

**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 31, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

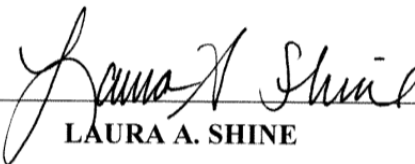
**Petition of Verizon New York Inc. for Limited  
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**Matter 14-\_\_\_\_\_**

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 44 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 31, 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 31, 2014

## SERVICE LIST

Montgomery Realty Associates, LLC  
c/o Property Services, LLC  
Attn: Pietro Ruggiero  
104 South Central Avenue, Suite 10  
Valley Stream, NY 11580

2050 Anthony Ave. Corp.  
c/o Schur Management Co. Ltd.  
Attn: Sonia Iglesias  
2432 Grand Concourse  
Bronx, NY 10458

1212 MLK, LP  
c/o Prestige Management, Inc.  
Attn: Clayton Johnson  
1200 Zerega Avenue, 2nd Floor  
Bronx, NY 10462

152-156 East 171 Street Realty LLC  
c/o Urban Management LLC  
Attn: Alberico Reyes  
161 Suffolk Street  
New York, NY 10002

Brook & Brown LP  
c/o Reliant Realty Services, Inc.  
Attn: Penny Wisneski  
885 Second Avenue, 31st Floor  
New York, NY 10017

1234 Shakespeare Realty LLC  
c/o Paradise Management LLC  
Attn: Michael Desler  
329 Hewes Street, 2nd Floor  
Brooklyn, NY 11211

250 East 178th Street HDFC  
Attn: Leonard Pitts  
250 East 178th Street, #6E/F  
Bronx, NY 10457

1001 Woodycrest LLC  
c/o Diamond Management Inc.  
Attn: Moshe Halberstan  
1285 52nd Street  
Brooklyn, NY 11219

Martin L. Bender  
c/o Blakk Property Management  
Attn: Keith Bender  
1662 Grand Avenue  
Bronx, NY 10453

Jonas Bronck Housing Company Inc.  
c/o Martino Real Estate LLC  
Attn: Michael Martino  
230 East 179th Street, Suite 1E  
Bronx, NY 10457

McClellan Equities, LLC  
c/o Annal Management Co. Ltd.  
Attn: Dora Genao  
1325 Castle Hill Avenue, Suite 2  
Bronx, NY 10462

858-860 Associates LLC  
c/o Sebco HDFC, Inc.  
Attn: Greg Ramirez  
3152 Albany Crescent  
Bronx, NY 10463

Phoenix Estates HDFC  
c/o MHANY Management Inc.  
Attn: Ismene Speliotis  
2-4 Nevins Street, 2nd Floor  
Brooklyn, NY 11217

Vyse Avenue Associates, LP  
c/o Wavecrest Management Team  
Attn: Judy Cordero  
87-14 116th Street  
Richmond Hill, NY 11418

1968 Marmion Avenue HDFC  
Attn: Sofia Velazquez  
1968 Marmion Avenue, Apt. 1B  
Bronx, NY 10460

Del Hoyo Realty Co. Inc.  
Attn: Javier Del Hoyo  
2064 Vyse Avenue  
Bronx, NY 10460

Denn Owners Corporation  
c/o Five Star Management  
Attn: Walter Czolacz  
60 West 75th Street  
New York, NY 07632

415 Argyle Road Corp.  
Attn: Linda Feldman  
26 Court Street, Suite 804  
Brooklyn, NY 11242

AJ & J Brighton Realty Associates LLC  
Attn: Alfredo Pantane  
2804 Woods Avenue  
Oceanside, NY 11572

CRP 88 East 111th Street LLC  
c/o Liberty Place Property Management  
Attn: Miguel Rivera  
1841 Broadway, Suite 400  
New York, NY 10023



1448 First LLC  
Attn: Elie Sarraf  
448 East Shore Road  
Kings Point, NY 11024

Burlington House Condo  
c/o Andrea Bunis Management  
Attn: Dean Sterino  
45 West 45th Street, Suite 901  
New York, NY 10036

505-507 East 88th Street, LLC  
c/o Orsid Realty Corp.  
Attn: Maks Etingin  
1740 Broadway, 2nd Floor  
New York, NY 10019

115 Perry Street, LLC  
c/o William Gottlieb Management Co., LLC  
Attn: Mark Caldeira  
544 Hudson Street  
New York, NY 10014

Eighty-Five Owners Corp.  
c/o Norwax Associates  
Attn: Greg Ramirez  
1046 McLean Avenue, 2nd Floor  
Yonkers, NY 10704

1704 Van Buren Associates LLC  
c/o Total Realty Associates Inc.  
Attn: Thomas Caruso  
4768 Broadway  
New York, NY 10034

Ninth Avenue Apartment Corp.  
c/o RVP Management Corp.  
Attn: Ricardo Von Puttkammer  
130 Madison Avenue, 2nd Floor  
New York, NY 10016

Alexander Avenue Associates LP  
c/o Sandra Erickson Real Estate, Inc.  
Attn: Sandra Erickson  
1394 Clay Avenue, Apt. 1C  
Bronx, NY 10456

116 Lenox Realty, LLC  
Attn: Jacob Kempler  
303 Beverly Road, Suite Pr2  
Brooklyn, NY 11218

251 E 29 St. LLC  
c/o Limor Management LLC  
Attn: Jason Korn  
2003 Avenue J, Suite 1C  
Brooklyn, NY 11210

520 Realty NY LLC  
c/o Black Spruce Management  
Attn: Joshua Gotlieb  
276 5th Avenue, Suite 1003  
New York, NY 10001

8415 Realty LLC  
Attn: Leonard Schwartz  
5312 New Utrecht Avenue  
Brooklyn, NY 11219

Singer Studio Corp.  
c/o Orsid Realty Corp.  
Attn: Justine Delegana  
1740 Broadway, 2nd Floor  
New York, NY 10019

204-206 W. 106th St., LLC  
Attn: Isadora Hecht  
339 West 85th Street  
New York, NY 10024

Terrace Apartments, Inc.  
Attn: Ewart Goodin  
1 St. Nicholas Terrace  
New York, NY 10027

Zora Neale Hurston Houses, L.P.  
c/o C&C Apartment Management LLC  
Attn: Anthony Calaficibetta  
1735 Park Avenue, 3rd Floor  
New York, NY 10035

Desperation HDFC  
Attn: Carter & Delore Wesley  
678 St. Nicholas Avenue  
New York, NY 10030

804 Equities Corp.  
c/o Gumley Haft LLC  
Attn: James Colon  
415 Madison Avenue, 5th Floor  
New York, NY 10017

144 Spencer Realty Corp.  
Attn: Harry Deutsch  
146 Spencer Street  
Brooklyn, NY 11205

7201 Realty LLC  
Attn: Madelene Behette  
521 85th Street  
Brooklyn, NY 11209

Big Greene, LLC  
c/o Goldman Properties  
Attn: Erica Tapia  
110 Greene Street, Suite 500  
New York, NY 10012

55 Houston Realty LLC  
c/o Vintage Group LLC  
Attn: Estaban Arias  
15 West 39th Street, 8th Floor  
New York, NY 10018

HRP-133/134 HDFC  
c/o Lemor Realty Corporation  
Attn: Harrison Rayford  
167 West 145th Street  
New York, NY 10039

470 West 146 Street HDFC  
Attn: Thelma Greene  
470 West 146th Street  
New York, NY 10031