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6<sup>th</sup> Floor  
New York, NY 10007  
Tel (212) 519-4718  
Fax (212) 963-1687  
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**Richard C. Fipphen**  
Assistant General Counsel



August 22, 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 52 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 52 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 52 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 52 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 52 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 52 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, including proof of delivery (if available), 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

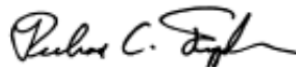
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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: August 22, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 52 Multiple-Dwelling Unit Buildings in the  
City of New York

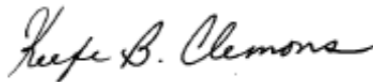
Case 14-V-\_\_\_\_\_

**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  
August 22, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

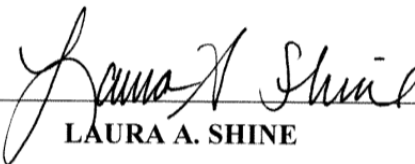
Petition of Verizon New York Inc. for Orders of Entry for 52 Multiple-Dwelling Unit Buildings in the City of New York

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

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 52 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 22, 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  
August 22, 2014

## SERVICE LIST

MSMC Residential Realty LLC  
Attn: Thomas Ahn  
1249 Park Avenue, #1E  
New York, NY 10029

Columbia 160 Apts. Corp.  
c/o Advanced Management Services  
Attn: Camille Quamina  
26 Court Street, Suite 804  
Brooklyn, NY 11242

Stewart Hall, Inc.  
c/o Orsid Realty Corp.  
Attn: Benjamin Hawkins  
1740 Broadway, 2nd Floor  
New York, NY 10019

The Oxford on Seventy Second  
c/o Brown Harris Stevens Residential Management LLC  
Attn: George Skintej  
770 Lexington Avenue, 5th Floor  
New York, NY 10065

Lex 54 Condominium  
c/o AKAM Associates, Inc.  
Attn: Jami Milano  
260 Madison Avenue, 12th Floor  
New York, NY 10016

Tremm Associates LLC  
Attn: Steven Finkelstein  
111 Brook Street, 2nd Floor  
Scarsdale, NY 10583

Sutton Gardens Owners Corp.  
c/o First Service Residential New York, Inc.  
Attn: Yves Martinez  
622 Third Avenue, 14th Floor  
New York, NY 10017

215 East 80 Condominium  
c/o Rudd Realty Management  
Attn: Fred Rudd  
641 Lexington Avenue, 10th Floor  
New York, NY 10022

3/69 Owners Corp.  
c/o Gumley Haft Real Estate  
Attn: Daniel Wollman  
415 Madison Avenue, 5th Floor  
New York, NY 10017

Evan Towers Condo Inc.  
c/o Gumley Haft Real Estate  
Attn: Jeremy Eisenberg  
415 Madison Avenue, 5th Floor  
New York, NY 10017

350 East 77th Street Corp.  
c/o Tudor Realty Services Corp.  
Attn: Scott Weiss  
250 Park Avenue South, 4th Floor  
New York, NY 10003

NYC 1800 Holdings LLC  
Attn: Sion Sohayegh  
507 West 186th Street, Apt. A4  
New York, NY 10033

55 Avenue C HDFC Corp.  
c/o H.F. Hewitt Realty  
Attn: Herman Hewitt  
237 1st Avenue  
New York, NY 10003

Norris City Corporation  
Attn: Paul Stallings  
190 East 7th Street, Unit F  
New York, NY 10009

35 Grove LLC  
c/o Elk Investors  
Attn: Edward Kamkhim  
489 5th Avenue, 7th Floor  
New York, NY 10017

Beta II LLC  
c/o Bettina Management Company  
Attn: Benny Caiola  
230 East 85th Street  
New York, NY 10028

83rd Street Tenants Inc.  
c/o Brown Harris Stevens Residential Management LLC  
Attn: Omer Duli  
770 Lexington Avenue, 4th Floor  
New York, NY 10065

Andrews Building Corp.  
Attn: Ann Marinucci  
666 Broadway, 12th Floor  
New York, NY 10012

Chaya Holdings LLC  
c/o Cedar Bridge Management Corp.  
Attn: Larry Jeremias  
910 Avenue T  
Brooklyn, NY 11223

Marcus Garvey Brownstone Houses, Inc.  
c/o RY Management  
Attn: Robert Vaccarello  
1619 Third Avenue  
New York, NY 10128



H. & P. 29th Street Assoc.  
c/o Ogden CAP Properties, LLC  
Attn: Andrew Gross  
155 East 31st Street, Management Office  
New York, NY 10016

Chelsea New York Realty Company LLC  
c/o Rose Associates, Inc.  
Attn: Melissa Noblit  
200 Madison Avenue, 5th Floor  
New York, NY 10017

Central Hudson Assoc.  
c/o Weber Farhat Realty  
Attn: Moises Farhat  
236 West 26th Street, Suite 805  
New York, NY 10001

Melohn Properties, Inc.  
Attn: Andrew Melohn  
1995 Broadway, 14th Floor  
New York, NY 10023

Bainbridge Avenue, LLC  
c/o North West, LLC  
Attn: Jeffrey Stern  
156A East 83rd Street  
New York, NY 10028

3320 Holding LLC  
Attn: Sam Berger  
314 McDonald Avenue  
Brooklyn, NY 11218

Niktab, Inc.  
Attn: Kamran Tabaddor  
3206 Oxford Avenue  
Bronx, NY 10463

Mydac Realty Corp.  
Attn: Yolanda Hernandez  
94-25 57th Avenue, Apt. P3  
Elmhurst, NY 11373

Tennis View Apartment Inc.  
c/o John B Lovett & Associates LTD  
Attn: Brian Rapaport  
109-15 14th Avenue  
College Point, NY 11356

Fairfax Owners Corp.  
c/o New Bedford Management Corp.  
Attn: Erik Petrizzo  
210 East 23rd Street, 5th Floor  
New York, NY 10010

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

Kew Realty LLC  
Attn: Joshua Lazarus  
20 Robert Pitt Drive, Suite F  
Monsey, NY 10952

Rego Realty LLC  
Attn: Robert Simone  
63-07 Saunders Street, Suite 1F  
Flushing, NY 11374

Rego Realty LLC  
Attn: Robert Simone  
63-07 Saunders Street, Suite 1F  
Flushing, NY 11374

Wetherole LLC  
c/o Kibel Companies LLC  
Attn: Karol Krychkowski  
300 East 34th Street, 36th Floor  
New York, NY 10016

Fleet Realty LLC  
c/o J Fisher Management LLC  
Attn: David Shapiro  
66-22 Fleet Street, Apt. G1  
Forest Hills, NY 11375

Oregon Realty Co.  
c/o Choice New York Management  
Attn: Barbara Blumenthal  
220 5th Avenue, 15th Floor  
New York, NY 10001

132-25 Maple Avenue Co. LLC  
c/o Algin Management Co. LLC  
Attn: Robert Rudaj  
183 Madison Avenue, Suite 1602  
New York, NY 10016

Epcot Realty LLC  
Attn: John Lin  
134-17 Cherry Avenue, Apt. 1B  
Flushing, NY 11355

Lincoln Gardens Owners Corp.  
Attn: Susan Hu  
144-40 38th Avenue, Apt. 6E  
Flushing, NY 11354

Birchwood Apartments Owners Corp.  
c/o Murray Hill Management  
Attn: Tony Lekic  
38-15 149th Street, Board Office  
Flushing, NY 11354

144-70 41st Avenue Owners Inc.  
c/o John B Lovett & Associates LTD  
Attn: Janice Panaro  
109-15 14th Avenue  
College Point, NY 11356

147-15 Northern Blvd LLC  
c/o Prasad Management LLC  
Attn: Pankaj Prasad  
132-27 Sanford Avenue  
Flushing, NY 11355

Sanford and Kissena Corp.  
c/o Tribor Management Inc.  
Attn: Maryann Caputo  
45-62 162nd Street  
Flushing, NY 11358

42 Indus LLC  
c/o NYC American Management Inc.  
Attn: Maria Rojas  
108-18 Queens Boulevard, Suite 907  
Forest Hills, NY 11375

88-35 162nd Street LLC  
Attn: Chittemma Reddy  
5 Trusdale Drive  
Old Westbury, NY 11568

Kew Garden Owners Corp.  
c/o Impact Real Estate Management  
Attn: George Schatiloff  
4518 Court Square, Suite 401  
Long Island City, NY 11101

150-15 79 Ave Owners Corp.  
c/o Metro Management  
Attn: Carmen Esquivel  
42-25 21st Street  
Long Island City, NY 11101

Fifth Housing Co. Inc.  
Attn: Matthew Jennings  
158-11 Jewel Avenue, Suite 307  
Flushing, NY 11365

Saunders St. Owners Ltd.  
c/o Alexander Wolf & Co.  
Attn: Eric Lash  
1 Dupont Street, Suite 200  
Plainview, NY 11803

Imperial House LLC  
c/o Metropolitan Property Services  
Attn: Matthew Weinstein  
141-50 85th Road  
Briarwood, NY 11435

Rego Realty LLC  
Attn: Robert Simone  
63-07 Saunders Street, Suite 1F  
Flushing, NY 11374