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**Richard C. Fipphen**  
Assistant General Counsel



January 10, 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 25 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 25 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).

Verizon has completed pre-installation surveys at each of the 25 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.

If you or Commission Staff has any questions about this filing, please call me or Richard Bozsik at (518) 396-1020.

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 25 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 25 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 25 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. Thomas E. Miller, 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

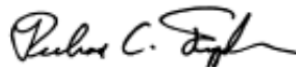
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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, 27<sup>th</sup> floor  
New York, New York 10007  
(212) 321-8115

Counsel for Verizon New York Inc.

Dated: January 10, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
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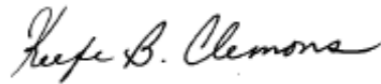
Case 14-V-\_\_\_\_\_

**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  
January 10, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 25 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 25 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 10, 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  
January 10, 2014

## SERVICE LIST

Olinville Co-Op Corp.  
c/o Weber-Farhat Realty Management Inc.  
Attn: Moises Farhat  
236 West 26<sup>th</sup> Street, Suite 805  
New York, NY 10001

Do Mor Realty LLC  
c/o Almarc Realty Corp.  
Attn: Sheik Saddick  
8605 Bay Parkway, 2<sup>nd</sup> Floor  
Brooklyn, NY 11214

East River North Renewal HDFC  
c/o Arco Management Corp.  
Attn: Jeffrey Goldstein  
200 West 57<sup>th</sup> Street, Suite 702  
New York, NY 10019

Hamptons Gardens, Inc.  
Attn: Ronald Pace  
277 Nassau Boulevard  
Garden City, NY 11530

Tryad Group  
Attn: Jennifer Chen  
250 Greenpoint Avenue, 4<sup>th</sup> Floor  
Brooklyn, NY 11222

903 Park Avenue Assoc., LLC  
Attn: Marianne Dziuba  
277 Park Avenue, 47<sup>th</sup> Floor  
New York, NY 10172

Gidina Partners LLC  
c/o Birchwood Properties  
Attn: Karen Spitalnick  
98 Cuttermill Road, Suite 263S  
Great Neck, NY 11021

Peter Stuyvesant Apts Inc.  
c/o Matthew Adam Properties Inc.  
Attn: Deidre Ferguson  
127 East 59<sup>th</sup> Street, 3<sup>rd</sup> Floor  
New York, NY 10022

Wilco Holding, Inc.  
c/o Metropolitan Property Services  
Attn: Norberto Ramirez  
141-50 85<sup>th</sup> Road  
Briarwood, NY 11435

New Hampton Realty Inc.  
Attn: Gurdip Narula  
PO Box 3731  
New Hyde Park, NY 11040-8731

Arcadia Leasing Limited Partnership  
c/o Kings & Queens Residential LLC  
Attn: Jack Berkovitch  
97-77 Queens Boulevard, Suite 1210  
Rego Park, NY 11374

E & O Realty Associates LLC  
c/o The Parkoff Organization  
Attn: Richard Parkoff  
98 Cuttermill Road, Suite 444S  
Great Neck, NY 11021

110 Condominium  
c/o Halstead Management LLC  
Attn: Jeff Hufnagel  
770 Lexington Avenue, 5<sup>th</sup> Floor  
New York, NY 10065

2039 Realty LLC  
c/o Theo Management Corp.  
Attn: George Theodosopoulos  
254-24 Northern Boulevard  
Little Neck, NY 11363

155 Tenants Corp.  
c/o A.J. Clarke Realty Management Corp.  
Attn: Michael Rothschild  
1881 Broadway, 4<sup>th</sup> Floor  
New York, NY 10023

418 East 59th Street Owners Corp.  
c/o R.Y. Management Co. Inc.  
Attn: Robert Vaccarello  
1619 Third Avenue  
New York, NY 10128

Peter Fine  
155 Avenue of the Americas  
New York, NY 10003

Cornaga Owners LLC  
Attn: Neal Hartman  
91-31 Queens Boulevard, Suite 503  
Elmhurst, NY 11373

Flushing Chestnut, Prop LLC  
c/o Management Estates Supervision  
Attn: Jessica Coppola  
845 Third Avenue, 16<sup>th</sup> Floor  
New York, NY 10022

Mattioli Family LLC  
Attn: Orazio Mattioli  
138 Highlawn Avenue  
Brooklyn, NY 11223



Northfield-St.Vincent's HDFC Inc.  
c/o Stanan Management Corp.  
Attn: Stanley Wilczewski  
33 Front Street  
Hempstead, NY 11550

Mt. Vernon Shopping Center LLC  
c/o Kings & Queens Residential LLC  
Attn: Debra Perna  
97-77 Queens Boulevard, Suite 1210  
Rego Park, NY 11374

Bay Royal Towers Condominium  
Attn: Todd Reale  
420 64<sup>th</sup> Street  
Brooklyn, NY 11220

Bay Street Properties LLC  
Attn: Leonard Schwartz  
5312 New Utrecht Avenue  
Brooklyn, NY 11219

39 Tenants Corp.  
c/o MGRE Management  
Attn: Steven Greenbaum  
1981 Marcus Avenue, Suite C131  
Lake Success, NY 11042