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**Richard C. Fipphen**  
Assistant General Counsel



January 17, 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 50 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 50 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 50 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 50 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 50 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 50 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

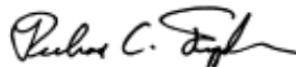
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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 17, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 50 Multiple-Dwelling Unit Buildings in the  
City of New York

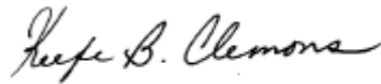
Case 14-V-\_\_\_\_\_

**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  
January 17, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

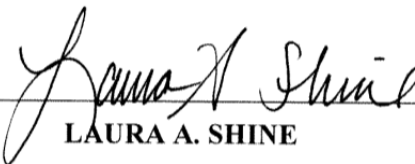
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Case 14-V-\_\_\_\_\_

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 50 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 17, 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 17, 2014

SERVICE LIST

Armed Realty Co.  
c/o Rose Associates, Inc.  
Attn: Mitchell Gelberg  
200 Madison Avenue, 5<sup>th</sup> Floor  
New York, NY 10016

The Sherry House LLC  
c/o Metropolitan Property Services  
Attn: Halil Liesnjanin  
141-50 85<sup>th</sup> Road, #1C  
Jamaica, NY 11435

Harvard II Realty LLC  
Attn: Robert Izsak  
3030 Ocean Avenue  
Brooklyn, NY 11235

Kings & Queens Holding, LLC  
c/o Urban American Management  
Attn: Carlo Careddu  
552 Main Street  
New York, NY 10044

1151 Brighton Beach Owners Corporation  
Attn: Arthur Wiener  
166 Montague Street  
Brooklyn, NY 11201

QPIL - 91-31 Lamont Avenue LLC  
c/o BRG Management LLC  
Attn: Jonah Rosenberg  
150 Great Neck Road  
Great Neck, NY 11021

3250 Tenants Corp.  
Attn: Leonard Jankowicz  
1353 47<sup>th</sup> Street  
Brooklyn, NY 11219

Cid-Sam Management Corp.  
Attn: Jose Lopez  
233 West 230<sup>th</sup> Street  
Bronx, NY 10463

1525 E 26 Realty Co. LLC  
Attn: Samuel Kurtz  
4702 15<sup>th</sup> Avenue, Room A9  
Brooklyn, NY 11219

215 Gunhill LLC  
c/o Pinnacle Management  
Attn: David Radoncic  
1 Penn Plaza, Suite 4000  
New York, NY 10119

University Place Assoc. LLC  
Attn: Robert Gershon  
207 West 25<sup>th</sup> Street, Suite 602  
New York, NY 10001

1801 Ocean Avenue Corp.  
c/o T K R Property Services  
Attn: Jordan Kurs  
430 16<sup>th</sup> Street  
Brooklyn, NY 11215

923 Fifth Av Condo  
c/o Gumley Haft  
Attn: Larry Grunfeld  
415 Madison Avenue  
New York, NY 10017

Zalman Realty Associates, L.P.  
Attn: German Caceres  
80 Cuttermill Road, Suite 402  
Great Neck, NY 11021

Charles Axelrod, LLC  
Attn: Carlin Axelrod  
720 White Plains Road, Suite 373  
Scarsdale, NY 10583

Shore View Corporation  
c/o TKR Management  
Attn: Jordan Kurs  
430 16<sup>th</sup> Street  
Brooklyn, NY 11215

Matthew Adam Properties Inc.  
Attn: Harvey Greenberg  
127 East 59<sup>th</sup> Street  
New York, NY 10022

R & A Assets LLC  
Attn: Robert Wisgo  
110 East 55<sup>th</sup> Street  
New York, NY 10022

Tracee E. Davis, As Receiver  
c/o New York City Management LLC  
Attn: Michael Besen  
381 Park Avenue South, Suite 1515  
New York, NY 10016

2084-2086 BPE LLC  
c/o The Parkoff Organization  
Attn: Richard Parkoff  
98 Cuttermill Road, Suite 444S  
Great Neck, NY 11021



East 96 Street Parkview Associates LLC  
c/o Algin Management  
Attn: Dan Hochstadt  
64-35 Yellowstone Boulevard  
Forest Hills, NY 11375

Kinway Realty Co.  
Attn: Joseph Alpert  
271 Madison Avenue, 22<sup>nd</sup> Floor  
New York, NY 10016

Yale Realty LLC  
Attn: Robert Izsak  
3030 Ocean Avenue  
Brooklyn, NY 11235

Kara Realty Co. LLC  
Attn: Joseph Hertz  
1060 Ocean Avenue, Suite A1  
Brooklyn, NY 11226

64th Street 3rd Avenue Assoc. LLC  
c/o Carlyle Construction Corp.  
Attn: Michael Dimson  
340 East 46<sup>th</sup> Street  
New York, NY 10017

PLP Management Corp.  
95 Gansevoort Street  
New York, NY 10014

220 E 67 Owners Corp.  
c/o Orsid Realty Corp.  
Attn: Robert Mellman  
1740 Broadway, 2<sup>nd</sup> Floor  
New York, NY 10019

Casol Realty LLC  
Attn: Uri Posner  
3152 Brighton 6 Street  
Brooklyn, NY 11235

388 Richmond Terrace LLC  
c/o Arm Management  
Attn: Irene Shreyberg  
20 Ocean Court  
Brooklyn, NY 11223

Harold Stark  
197-30 Jamaica Avenue  
Hollis, NY 11423

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Hollis, NY 11423

41-40 Denman Street Co. LLC  
c/o Algin Management Co. LLC  
Attn: Robert Rudaj  
183 Madison Avenue, Suite 1602  
New York, NY 10016

Powells Cove Owners Corp.  
c/o Metro Management Development, Inc.  
Attn: Elston Streeter  
42-25 21<sup>st</sup> Street  
Long Island City, NY 11101

Lenhill Realty Corp.  
c/o Derfner Management Inc.  
Attn: Jay Lieberman  
245 East 80<sup>th</sup> Street  
New York, NY 10075

Paladin Condominium  
c/o Lawrence Properties  
Attn: Rodney Reid  
150 West 30<sup>th</sup> Street, 2<sup>nd</sup> Floor  
New York, NY 10001

NB Owners Corp.  
c/o Metro Management Development  
Attn: Jerry Edley  
42-25 21<sup>st</sup> Street  
Long Island City, NY 11101

Wam Equity Partners LLC  
c/o William Moses Co. Inc.  
Attn: Andrew Moses  
145 West 58<sup>th</sup> Street  
New York, NY 10019

AIP 58th JV, L.P.  
c/o Ark Investment Partners, L.P.  
505 Park Avenue, 21<sup>st</sup> Floor  
New York, NY 10022

Schaefer Landing North Condo  
c/o Thomas Webler  
3092 Hull Avenue  
Bronx, NY 10467

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

345 East 69th Street Corp.  
c/o Maxwell Kates Inc.  
Attn: Regina Sztrykier  
9 East 38<sup>th</sup> Street, 6<sup>th</sup> Floor  
New York, NY 10016

Gracie Gardens Owners Corp.  
c/o Cooper Square Realty  
Attn: Dan Wurtzel  
622 Third Avenue, 14<sup>th</sup> Floor  
New York, NY 10017

Tanya Towers Inc.  
c/o AAA Management Corp.  
Attn: James Fregara  
495 Broadway  
New York, NY 10012

Gracie Gardens Owners Corp.  
c/o Cooper Square Realty  
Attn: Dan Wurtzel  
622 Third Avenue, 14<sup>th</sup> Floor  
New York, NY 10017

Four Thirty Realty LLC  
Attn: David Herman  
271 Madison Avenue, 22<sup>nd</sup> Floor  
New York, NY 10016

Saparn Realty Inc.  
Attn: Justine Delagano  
505 8<sup>th</sup> Avenue, Suite 1802  
New York, NY 10018

Halstead Management LLC  
Attn: Rich Moccia  
770 Lexington Avenue, Room 301  
New York, NY 10065

Lincoln Plaza Tenants Corp.  
c/o Charles H. Greenthal Management  
Attn: Michael McCarthy  
4 Park Avenue, 3<sup>rd</sup> Floor  
New York, NY 10016

Clypeta Realty Co. LLC  
c/o Matthew Adam Properties Inc.  
Attn: Harvey Greenberg  
127 East 59<sup>th</sup> Street, 3<sup>rd</sup> Floor  
New York, NY 10022

Lexington Towers Co., L.P.  
c/o Schneider & Schneider  
Attn: Angelo Grima  
1407 Broadway, Suite 3900  
New York, NY 10018