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



January 23, 2105

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

***Re: Matter 15- \_\_\_\_ – Petition of Verizon New York Inc. for Limited Orders  
of Entry for 29 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 29 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 29 Multiple-Dwelling Unit  
Buildings in the City of New York**

**Matter 15-\_\_\_\_\_**

**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 29 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 29 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**

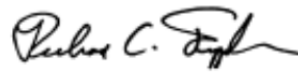
8. Verizon’s formal efforts are set forth in Column H of Exhibit 1.

**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  
January 23, 2105

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
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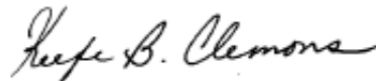
**Matter 15-\_\_\_\_\_**

**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 23, 2105

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

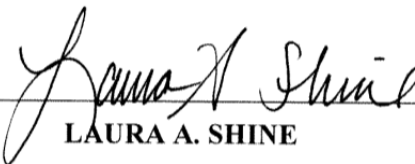
**Petition of Verizon New York Inc. for Limited  
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**Matter 15-\_\_\_\_\_**

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 29 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 23, 2105 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 23, 2105

## SERVICE LIST

Gramercy Towers Owners Corporation  
c/o AKAM Associates  
Attn: Wanda Grice  
260 Madison Avenue, 12th Floor  
New York, NY 10016

Tom Sullivan LLC  
c/o L. Kolic Management Inc.  
Attn: John Illibassi  
253-11 80th Avenue  
Glen Oaks, NY 11004

780 GW Realty LLC  
c/o Heller Realty  
Attn: Arnold Simon  
745 Fifth Avenue, Suite 1250  
New York, NY 10151

Garden of Eden Associates, L.P.  
Attn: Derek Broomes  
2854 Frederick Douglass Boulevard  
New York, NY 10039

Cathedral Parkway Houses, Inc.  
c/o Cathedral Parkway Towers Management, Inc.  
Attn: Willie Anderson  
424 Cathedral Parkway, 2nd Floor  
New York, NY 10025

61-63 Post Avenue Realty LLC  
c/o Sg2 Management LLC  
Attn: Noel Intner  
500 5th Avenue, Suite 1400  
New York, NY 10110

815 Realty LLC  
Attn: Florence Edelstein  
2207 Coney Island Avenue  
Brooklyn, NY 11223

JEDT Associates, LLC  
Attn: Charles Fisch  
700 White Plains Road, #325  
Scarsdale, NY 10583

The George Units LLC  
c/o Rachel Bridge Corp.  
Attn: Jacob Schwimmer  
1365 St. Nicholas Avenue, 2nd Floor  
New York, NY 10033

Pomonok LLC  
c/o River Drive Construction  
Attn: George Greco  
9525 Queens Boulevard, Suite 1014  
Flushing, NY 11374

First Housing Company, Inc.  
c/o Electchester Management LLC  
Attn: Matthew Jennings  
158-11 Harry Van Arsdale Jr. Avenue  
Flushing, NY 11365

Second Housing Company, Inc.  
c/o Electchester Management LLC  
Attn: Matthew Jennings  
158-11 Harry Van Arsdale Jr. Avenue  
Flushing, NY 11365

Fourth Housing Company, Inc.  
c/o Electchester Management LLC  
Attn: Matthew Jennings  
158-11 Harry Van Arsdale Jr. Avenue  
Flushing, NY 11365

Dadon Realty, LLC  
c/o Jenel Management Corp.  
Attn: Ken Sullivan  
275 Madison Avenue, #702  
New York, NY 10016

Federation Employment and Guidance Service, Inc.  
Attn: Robert Iglesias  
315 Hudson Street  
New York, NY 10013

2155 Grand Ave. LLC  
c/o JLP Metro Management  
Attn: Dan Pekic  
3397 East Tremont Avenue  
Bronx, NY 10461

2860 Decatur Corp.  
c/o PEL Park Realty  
Attn: Mark Fothe  
19 Court Street, Suite 202  
White Plains, NY 10601

500 Trinity LLC  
c/o Foxy Management Ltd.  
Attn: Jason Poore  
500 Trinity Avenue, Suite 1B  
Bronx, NY 10455

Sedgwick Avenue Realty Associates LLC  
c/o Tryax Realty Management  
Attn: Miguel Leon  
1476 Walton Avenue  
Bronx, NY 10452

Loucado Realty Corp.  
Attn: Ana Ledesna  
900 East 163rd Street  
Bronx, NY 10459



730 East Tremont LLC  
Attn: Joseph Rivera  
730 East Tremont Avenue  
Bronx, NY 10457

535 Realty LLC  
c/o J & F Management  
Attn: Joseph Fraiman  
1903 Avenue U  
Brooklyn, NY 11229

Cherso Realty Inc.  
Attn: Cheryl Sorrentino  
299 Pearl Street  
New York, NY 10038

25 Ventures LLC  
Attn: Moses Feldman  
5308 13th Avenue, Suite 252  
Brooklyn, NY 11219

4441 Broadway Realty Management, LLC  
c/o Liberty Place Property Management  
Attn: Paul Salib  
1841 Broadway, Suite 400  
New York, NY 10023

James Gaskin  
c/o Family Management Realty  
Attn: Genard Saunders  
3643 Olinville Avenue  
Bronx, NY 10467

138 Broadway Associates, LLC  
c/o SDG Management Corp.  
Attn: Stuart Goldstein  
888 7th Avenue, 24th Floor  
New York, NY 10106

Diamond Clove, Inc.  
Attn: Joshua Siew  
115 Vermilyea Avenue, #1A  
New York, NY 10034

Silpar Realty Inc.  
Attn: John Pavon  
152 Dyckman Street  
New York, NY 10040