

140 West Street  
27<sup>th</sup> Floor  
New York, NY 10007  
Tel (212) 321-8115  
Fax (212) 962-1687  
richard.fipphen@verizon.com

**Richard C. Fipphen**  
Assistant General Counsel



January 24, 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 40 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 40 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 40 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 do not hesitate to contact me.

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 40 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 40 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 40 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

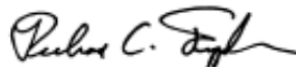
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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 24, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 40 Multiple-Dwelling Unit Buildings in the  
City of New York

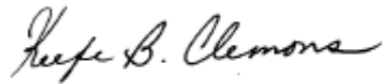
Case 14-V-\_\_\_\_\_

**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.



---

**KEEFE B. CLEMONS**

Dated: New York, New York  
January 24, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 40 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 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 24, 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 24, 2014

## SERVICE LIST

142 East 16 Owners Corp.  
c/o Century Management  
Attn: Adam Zerka  
7 Penn Plaza, Suite 1400  
New York, NY 10001

401/65 Owners Corp.  
c/o AKAM Associates  
Attn: Sal Catinella  
260 Madison Avenue, 12<sup>th</sup> Floor  
New York, NY 10016

The Dakota Inc.  
c/o Douglas Elliman Property Management  
Attn: Robert McFarlane  
675 Third Avenue  
New York, NY 10017

The Forum Owners Corp.  
c/o AKAM Associates  
Attn: Robert Abelson  
260 Madison Avenue, 12<sup>th</sup> Floor  
New York, NY 10016

Belaire Condominium Associates  
c/o Charles H. Greenthal Management  
Attn: Meryl Sacks  
4 Park Avenue, 3<sup>rd</sup> Floor  
New York, NY 10016

Toost Corp.  
c/o Orsid Realty Corp.  
Attn: Harvey Ginsberg  
1740 Broadway, 2<sup>nd</sup> Floor  
New York, NY 10019

1625 Rockaway Parkway LLC  
Attn: Carlo Careddy  
552 Main Street  
New York, NY 10044

444 East 75<sup>th</sup> Street Corp.  
c/o Charles H. Greenthal Management  
Attn: Loretta Fields  
4 Park Avenue, 3<sup>rd</sup> Floor  
New York, NY 10016

Alberta L Alston House  
c/o Metro Management Development  
Attn: Desiree Williams  
42-25 21<sup>st</sup> Street  
Long Island City, NY 11101

2665 Homecrest Ave Owners Corp.  
c/o Jalen Management Co.  
Attn: Paula Zacharakos  
7018 Fort Hamilton Parkway  
Brooklyn, NY 11228

Greenwich Towers Owners Corp.  
c/o Douglas Elliman Property Management  
Attn: Brenda Ballison  
675 Third Avenue  
New York, NY 10017

MGRE Co. LLC  
Attn: Mark Greenberg  
1981 Marcus Avenue, Suite C131  
New Hyde Park, NY 11042

305 Second Avenue Assoc.  
c/o Orb Management  
Attn: Barnet Liberman  
421 Hudson Street  
New York, NY 10014

164 Realty Associates  
Attn: Lucia Milevoi  
20-74 Steinway Street  
Astoria, NY 11105

AKAM Associates  
Attn: Michael Berenson  
8 West 38<sup>th</sup> Street  
New York, NY 10018

Frost Equities Company LLC  
c/o Charles H. Greenthal Management  
Attn: Kathy Mauro  
4 Park Avenue, 3<sup>rd</sup> Floor  
New York, NY 10016

Christopher Court Housing Co. L.P.  
c/o Wavecrest Management  
Attn: Charles Lyons  
87-14 116<sup>th</sup> Street  
Richmond Hill, NY 11418

Trump Plaza Owners, Inc.  
c/o Douglas Elliman Property Management  
Attn: Donna Auletta  
675 Third Avenue  
New York, NY 10017

501 East 87th Street Realty Company, LLC  
c/o Solow Management Corp.  
Attn: Kristen Mayer  
9 West 57<sup>th</sup> Street, Suite 4510  
New York, NY 10019

Norma Apartments Tenants Corp.  
Attn: Isaac Rokowsky  
4819 13<sup>th</sup> Avenue, #206  
Brooklyn, NY 11219



Adam's Tower Limited Partnership  
c/o Kibel Companies LLC  
Attn: Karol Krychowski  
300 East 34<sup>th</sup> Street, 36<sup>th</sup> Floor  
New York, NY 10016

St. Martin's Housing Corp.  
c/o Tudor Realty  
Attn: Vikash Shingwani  
250 Park Avenue South, 4<sup>th</sup> Floor  
New York, NY 10003

QPI-I, LLC  
c/o Bronstein Properties LLC  
Attn: Joe Masino  
108-18 Queens Boulevard, Suite 302  
Forest Hills, NY 11375

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

Yorkshire House Associates  
Attn: Carl Silverman  
33 East 20<sup>th</sup> Street, 4<sup>th</sup> Floor  
New York, NY 10003

300 E 85<sup>th</sup> Housing Corp.  
c/o Rose Associates, Inc.  
Attn: Russell Heigel  
200 Madison Avenue, 5<sup>th</sup> Floor  
New York, NY 10016

Tower 53 Condominium  
c/o Pride Property Management  
Attn: Alex Kuffel  
11 New Street, 2<sup>nd</sup> Floor  
Englewood Cliffs, NJ 07632

Wimbledon Apartments LLC  
c/o Adellco Management  
Attn: Ann Eber  
18 West 27<sup>th</sup> Street, 5<sup>th</sup> Floor  
New York, NY 10001

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

301 East 22<sup>nd</sup> Street Tenants Corp.  
c/o Cooper Square Realty  
Attn: Cheryl Castellano  
622 Third Avenue  
New York, NY 10017

2350 Broadway Associates LLC  
Attn: Paul Pins  
2350 Broadway  
New York, NY 10024

Tilden Towers Housing Co. Section 11 Inc.  
c/o Tudor Realty  
Attn: Tony Rookard  
250 Park Avenue, 4<sup>th</sup> Floor  
New York, NY 10003

The Third Brevoort Corp.  
c/o Douglas Elliman Property Management  
Attn: Brenda Ballison  
675 Third Avenue  
New York, NY 10017

First Service Residential  
Attn: Todd Kenig  
622 Third Avenue, 15<sup>th</sup> Floor  
New York, NY 10017

Strand Condo  
c/o Cooper Square Realty  
Attn: Jennifer Granda  
6 East 43<sup>rd</sup> Street, 14<sup>th</sup> Floor  
New York, NY 10017

Cannon Point North Inc.  
c/o Cooper Square Realty  
Attn: Gloria Damura  
6 East 43<sup>rd</sup> Street, 14<sup>th</sup> Floor  
New York, NY 10017

The Warren House Condo  
c/o Maxwell Kates Inc.  
Attn: Mitchell Berg  
9 East 38<sup>th</sup> Street, 6<sup>th</sup> Floor  
New York, NY 10016-0012

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

Transworld Equities Company  
c/o Manocherian Brothers  
Attn: Jeffrey Manocherian  
150 East 58<sup>th</sup> Street, Suite 2801  
New York, NY 10155

360 East 72nd Street Owners, Inc.  
c/o Cooper Square Realty  
Attn: Jeanette Rodriguez  
622 Third Avenue  
New York, NY 10017