

140 West Street  
6<sup>th</sup> Floor  
New York, NY 10007  
Tel (212) 519-4718  
Fax (212) 962-1687  
richard.fipphen@verizon.com

**Richard C. Fipphen**  
Assistant General Counsel



March 18, 2015

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

***Re: Case 15-V-\_\_\_\_\_ – Petition of Verizon New York Inc. for Orders of Entry  
for 28 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 28 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 28 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 28 Multiple-Dwelling Unit Buildings in the City of New York

Case 15-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 28 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 28 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 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

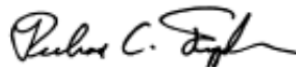
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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: March 18, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 28 Multiple-Dwelling Unit Buildings in the  
City of New York

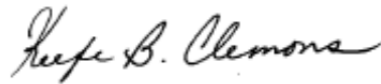
Case 15-V-\_\_\_\_\_

**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  
March 18, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

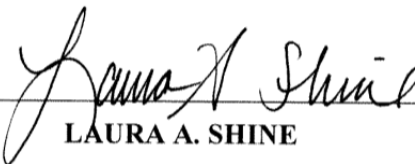
Petition of Verizon New York Inc. for Orders of Entry for 28 Multiple-Dwelling Unit Buildings in the City of New York

Case 15-V-\_\_\_\_\_

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 28 Multiple-Dwelling Unit Buildings in the City of New York was sent on March 18, 2015 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  
March 18, 2015

## SERVICE LIST

Reade Street Tenants Corp.  
Attn: Lesley Sondey  
74-76 Reade Street  
New York, NY 10007

Walton House Condo Association  
c/o Smith Murdock Co.  
Attn: Richard Murdock  
561 Broadway, #6D  
New York, NY 10012

137 West Broadway Owners Corp.  
Attn: Sardi Klein  
137 West Broadway  
New York, NY 10013

1875 Lexington LLC  
c/o Dreyfus Realty Management LLC  
Attn: David Moore  
231 Front Street  
Brooklyn, NY 11201

Lenox Court HDFC  
c/o The Wavecrest Management Team  
Attn: Luis Villasenor  
87-14 116th Street  
Richmond Hill, NY 11418

20-30 Merle Realty LLC  
Attn: Morris Lieberman  
2003 Avenue J, #1C  
Brooklyn, NY 11210

Bedford Gardens Company LP  
c/o Kraus Management Inc.  
Attn: Ramiro Velez  
33-01 Vernon Boulevard  
Long Island City, NY 11106

155 East 49th Street Corporation  
c/o Halstead Lawrence Management, LLC  
Attn: Alfred Nicasio  
150 West 30th Street  
New York, NY 10001

200 East Tenants Corp.  
c/o First Service Residential  
Attn: Gloria Damura  
622 3rd Avenue, 15th Floor  
New York, NY 10017

Truffles II LLC  
c/o Jack Parker Corp.  
Attn: Kevin Coughlin  
34 Desbrosses Street  
New York, NY 10013

Metro Court Redevelopment Associates, L.P.  
c/o Metropolitan Realty Group  
Attn: Scott Jaffee  
60 Cuttermill Road, #200  
Great Neck, NY 11021

HHSC 13th Street Development Corporation  
Attn: Tom Hameline  
5 Hanover Square, 18th Floor  
New York, NY 10004

Good Deal Realty Corp.  
c/o Andrews Building Corp.  
Attn: Ann Marinucci  
666 Broadway, 12th Floor  
New York, NY 10012

Tripuka Realty Corp.  
Attn: Charlie Brick  
430 West 14th Street, #230  
New York, NY 10014

300 East 4th Street Housing Corp.  
c/o Andrews Building Corp.  
Attn: Diane Hunt  
666 Broadway, 12th Floor  
New York, NY 10012

590 West End Owners Corp.  
c/o Argo Real Estate LLC  
Attn: Jessica Tusing  
50 West 17th Street  
New York, NY 10011

Rivlin Housing Associates, LP  
c/o Rush Management  
Attn: Keila Melendez  
747 Riverside Drive  
New York, NY 10031

746 Realty Corporation  
Attn: Leslie Kaufman  
229 West 105th Street, #1  
New York, NY 10025

Marrano Development Affiliates, LP  
c/o Washfield Management  
Attn: Nancy DeSimone  
370 7th Avenue, #618  
New York, NY 10001

Windy Realty Associates, LLC  
c/o Lemle & Wolff, Inc.  
Attn: Christopher Anelante  
5925 Broadway  
Bronx, NY 10463



GVS Properties, LLC  
c/o Alma Realty Corp.  
Attn: Yiannis Sismanoglou  
31-10 37th Avenue, #500  
New York, NY 11101

106 Fort Washington, LLC  
c/o Urban American Partners LLC  
Attn: Heathcliff Leonor  
590 56th Street  
West New York, NJ 07093

455 Washington Avenue Associates, LLC  
c/o Gershon Company Inc.  
Attn: Rikki Lindholm  
207 West 25th Street, #602  
New York, NY 10001

1535 Taylor Holdings LLC  
c/o New Line Realty Corp.  
Attn: Victor Rivera  
800 Central Park Avenue, #201  
Scarsdale, NY 10583

MKSZ Realty, Inc.  
Attn: Dominica O'Neill  
240 North Avenue, #212  
New Rochelle, NY 10801

Ace 2160 Wallace LLC  
c/o Empire Management America Corp.  
Attn: Bruce Patten  
347 Fifth Avenue, #1600  
New York, NY 10016

67th Road Construction Corp.  
c/o David Minkin Management Co., Inc.  
Attn: Leslie Orgel  
95-25 Queens Boulevard, #1014  
Rego Park, NY 11374

Continental Gardens Apartment Corp.  
c/o Metro Management & Development, Inc.  
Attn: Steven Berisha  
42-25 21st Street  
Long Island City, NY 11101