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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



May 21, 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 41 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 41 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 41 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).

**Respondents: Please contact me at [richard.fipphen@verizon.com](mailto:richard.fipphen@verizon.com) if you believe that your building was included in this Petition in error or you are now willing to allow installation of Verizon's cable television facilities. Please include in the email message your name, company, address, telephone number, and the address of the building.**

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 41 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 41 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 41 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

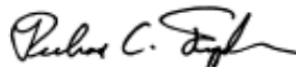
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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: May 21, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 41 Multiple-Dwelling Unit Buildings in the  
City of New York

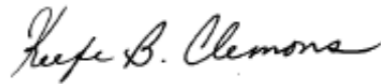
Case 15-V-\_\_\_\_\_

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
May 21, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

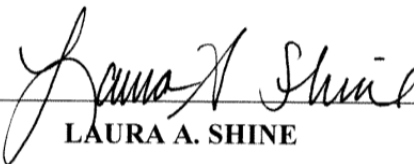
Petition of Verizon New York Inc. for Orders of  
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City of New York

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

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 41 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 21, 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  
May 21, 2015

## SERVICE LIST

Oceana Condominium No. Five  
c/o FirstService Residential New York, Inc.  
Attn: Jennifer Ogman  
622 Third Avenue, 14th Floor  
New York, NY 10017

Garmendia Gardens HDFC  
c/o H.O.B. II, Inc.  
Attn: Patricia Demata  
1945 Vyse Avenue, 1st Floor  
Bronx, NY 10460

Bainbridge House, Inc.  
c/o Veritas Property Management LLC  
Attn: Christopher Aull  
1995 Broadway, #1201  
New York, NY 10023

Gesher Realty Corp.  
c/o Bee & Bee Management Corp.  
Attn: Felix Gomez  
1624 Webster Avenue  
Bronx, NY 10457

Ogden Avenue Associates, LP  
c/o The Wavecrest Management Team Ltd.  
Attn: Eric David  
87-14 116th Street  
Richmond Hill, NY 11418

1090 Franklin Avenue Associates LLC  
c/o C&C Affordable Management LLC  
Attn: Ramon Carela  
1735 Park Avenue, #300  
New York, NY 10035

Bailey Realty Associates LLC  
Attn: Yehuda Levi  
1160 East 28th Street  
Brooklyn, NY 11210

Riverdale Development, LLC  
c/o Atria Management Company, LLC  
Attn: Ronni Shames  
3720 Henry Hudson Parkway, #1900  
Riverdale, NY 10463

2407 Morris Associates, LLC  
c/o The Wavecrest Management Team Ltd.  
Attn: Jacob Dyckman  
87-14 116th Street  
Richmond Hill, NY 11418

272 Summit LLC  
Attn: Sam David  
4416 18th Avenue, #150  
Brooklyn, NY 11204

Senior Living Options, Inc.  
c/o The Wavecrest Management Team Ltd.  
Attn: Jim Tascarella  
87-14 116th Street  
Richmond Hill, NY 11418

La Casa Nuestra HDFC  
c/o El Barrio's Operation Fight Back, Inc.  
Attn: Mariluz Hernandez  
413 East 120th Street, #403  
New York, NY 10035

EDR Assets LLC  
Attn: Robert Wisgo  
110 East 55th Street, Basement  
New York, NY 10022

131 E 83 LLC  
c/o Elk Investors  
Attn: Keith Holden  
489 5th Avenue, 7th Floor  
New York, NY 10017

530-538 East 84th Street Owners, Inc.  
c/o Metro Management & Development, Inc.  
Attn: Judith Rivera  
42-25 21st Street  
Long Island City, NY 11101

1974 Holdings LLC  
c/o Solar Realty Management Corp.  
Attn: Aslihan Capin  
57 West 38th Street, 2nd Floor  
New York, NY 10018

2250 Broadway Condominium  
c/o AKAM Associates, Inc.  
Attn: Andy Leight  
260 Madison Avenue, 12th Floor  
New York, NY 10016

7 West 92nd Street HDFC  
c/o All Area Realty Services  
Attn: Anastasios Magoulas  
118-82 Metropolitan Avenue  
Kew Gardens, NY 11415

55 Parade Owners Corp.  
Attn: Saul Friedman  
1660 49th Street  
Brooklyn, NY 11204

140 East Second Owners Corp.  
c/o Advanced Management Services  
Attn: Camille Quamina  
26 Court Street, #804  
Brooklyn New York 11242



Charlotte Realty, LLC  
c/o Katz Realty Group  
Attn: Ronald Katz  
45-17 Marathon Parkway  
Little Neck, NY 11362

23 W. 84 St. Realty LLC  
Attn: Jay Domb  
Belvedere Hotel  
319 West 48th Street  
New York, NY 10036

West 132nd St. Realty LLC  
Attn: Nikki Gjeloshaj  
4802 25th Avenue, #403  
Astoria, NY 11103

300 Manhattan Ave LLC  
c/o Bluestar Properties  
Attn: Jeffrey Pikus  
31 East 32nd Street, 12th Floor  
New York, NY 10016

839 West End Avenue, Inc.  
Attn: Uzi Einy  
700 West End Avenue, #14D  
New York, NY 10025

Hancock Place Apartments HDFC  
c/o Phipps Houses Services, Inc.  
Attn: Mary Govan  
902 Broadway, 13th Floor  
New York, NY 10010

522-534 Realty LLC  
c/o Solar Realty Management Corp.  
Attn: Aslihan Capin  
57 West 38th Street, 2nd Floor  
New York, NY 10018

Wingate Condominium  
c/o AKAM Associates Inc.  
Attn: Katja Patchowsky  
260 Madison Avenue, 12th Floor  
New York, NY 10016

City of New York  
c/o Phipps Houses Services, Inc.  
Attn: Echo Wong  
902 Broadway, 13th Floor  
New York, NY 10010

Tribeca North Condominium  
c/o Arnold S. Warwick & Co., Ltd.  
Attn: Denise Sweeny  
163 Bank Street, 1st Floor  
New York, NY 10014

325 Fifth Avenue Condominium  
c/o FirstService Residential New York, Inc.  
Attn: Jennifer Granda  
622 Third Avenue, 14th Floor  
New York, NY 10017

348 West End Avenue LLC  
c/o Orchard Management, Inc.  
Attn: Lawrence Zombek  
249 West 76th Street, #A  
New York, NY 10023

Amsterdam Owners Corp.  
c/o Midboro Management, Inc.  
Attn: Michael Wolfe  
333 7th Avenue, 5th Floor  
New York, NY 10001

Beacon Mews  
c/o Lemle & Wolff, Inc.  
Attn: Christopher Anelante  
5925 Broadway  
Bronx, NY 10463

206 West 104th Street LLC  
c/o Solil Management, LLC  
Attn: Diego Vincenty  
640 5th Avenue, 3rd Floor  
New York, NY 10019

545 West 110th Street Condominium  
c/o Douglas Elliman Property Management  
Attn: Patricia Pettway-Brown  
675 Third Avenue  
New York, NY 10017

St. Charles Condominium II  
Attn: Bruce Shine  
273 West 136th Street  
New York, NY 10030

119 Manhattan Equities LLC  
c/o K and R Realty Management, Inc.  
Attn: Dan Haron  
316 West 118th Street  
New York, NY 10026

431 West 121 Street HDFC  
c/o Merlot Management LLC  
Attn: Cynthia Acosta  
201 West 91st Street, #1D  
New York, NY 10024

Academy Twins Condominium  
c/o Veritas Property Management LLC  
Attn: Noel Dent  
1995 Broadway, #1201  
New York, NY 10023

Coffey Square Owners Corp.

c/o Jalen Management Co.

Attn: Paula Zacharakos

7018 Fort Hamilton Parkway, Store Front

Brooklyn, NY 11228