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Richard C. Fipphen
Assistant General Counsel



May 22, 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 53 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 53 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 53 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.

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 53 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 53 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 53 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. 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

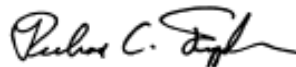
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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, 6th Floor
New York, New York 10007
(212) 519-4718

Counsel for Verizon New York Inc.

Dated: May 22, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of
Entry for 53 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
May 22, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

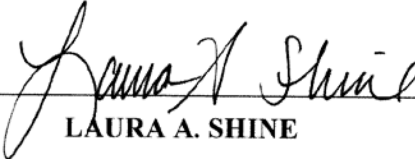
Petition of Verizon New York Inc. for Orders of Entry for 53 Multiple-Dwelling Unit Buildings in the City of New York

Case 14-V-_____

DECLARATION OF LAURA A. SHINE

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 53 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 22, 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
May 22, 2014

SERVICE LIST

Willis Avenue Housing
c/o Lemle & Wolff, Inc.
Attn: Jessica Foster
5925 Broadway
Bronx, NY 10463

East 220 Holdings LLC
Attn: Omid Cohen
1840 Phelan Place, Suite F
Bronx, NY 10453

3544 LLC
Attn: Nick Gazivoda
287 East Gun Hill Road
Bronx, NY 10467

4026 Carpenter Avenue LLC
c/o Chappaqua Realty & Management Co.
Attn: Rita Blanco
4 S Evarts Avenue
Elmsford, NY 10523

1386 Associates, LLC
c/o SDG Management Corp.
Attn: Noey Matos
888 7th Avenue, 24th Floor
New York, NY 10106

Highbridge Community Housing Dev.
Attn: Mark Mazzella
1465 Nelson Avenue, Suite A
Bronx, NY 10452

Bx Washington LLC
c/o 1288 Washington LLC
Attn: Allen Gross
1658 Coney Island Avenue, Suite 2F
Brooklyn, NY 11230

137 E 26 Realty LLC
Attn: Stanley Wasserman
145 Huguenot Street, Suite 503
New Rochelle, NY 10801

E&M Management Harlem
Attn: Yehuda Ruzorsky
102 East 116th Street
New York, NY 10029

Elk 525 East 81st LLC
c/o Elk Investors
Attn: Edward Kamkhin
489 Fifth Avenue, 7th Floor
New York, NY 10017

Diego Beekman Mutual Housing Assoc.
Attn: Sharon Holder
694 East 141st Street
Bronx, NY 10454

Harlington Properties LLC
c/o Harlington Realty Corporation
Attn: Paetra Kausmann
156A East 83rd Street
New York, NY 10028

Diego Beekman Mutual Housing Assoc.
Attn: Sharon Holder
694 East 141st Street
Bronx, NY 10454

Soundview Apartments Realty LLC
Attn: Aaron Rivlin
1491 Coney Island Avenue
Brooklyn, NY 11230

1534 Realty Corp.
c/o ACS Properties
Attn: Bashkim Celaj
754 Mace Avenue
Bronx, NY 10461

Forest Hills South Owners Inc.
c/o John B. Lovett & Associates
Attn: Ken Lovett
109-15 14th Avenue
College Point, NY 11356

Diego Beekman Mutual Housing Assoc.
Attn: Sharon Holder
694 East 141st Street
Bronx, NY 10454

103-35 120 St Realty LLC
c/o Lilmor Management
Attn: Morris Lieberman
2003 Avenue J, Suite 1C
Brooklyn, NY 11210

32-30 Owners Corp.
c/o 8MDR of Queens, Inc.
Attn: Adam Muskatt
158-13 72nd Avenue, Suite 2F
Flushing, NY 11365

1012 Nameoke Realty LLC
c/o Lilmor Management
Attn: Morris Lieberman
2003 Avenue J, Suite 1C
Brooklyn, NY 11210

Highbridge Community Housing Dev.
Attn: Mark Mazzella
1465 Nelson Avenue, Suite A
Bronx, NY 10452

Peter & Marina Kokenakos LLC
Attn: Peter Kokenakos
97 80th Street
Brooklyn, NY 11209

784 Park Avenue Realty Inc.
c/o Douglas Elliman Property Management
Attn: Neil Rappaport
675 Third Avenue, 6th Floor
New York, NY 10017

2816 Roebling Avenue LLC
Attn: Palush Marku
635 East 211th Street, Apt. B
Bronx, NY 10467

Naica Housing Development
c/o Lemle & Wolff, Inc.
Attn: Christopher Anelante
5925 Broadway
Bronx, NY 10463

11 P LLC
c/o L.D. Property Management
Attn: Doug Pelinkovic
2419 Crotona Avenue
Bronx, NY 10458

Ende Associates LLC
Attn: Dawn DeAndrade
41-45 Elliot Place, Suite 5
Bronx, NY 10452

Forest Hills South Owners Inc.
c/o John B. Lovett & Associates
Attn: Ken Lovett
109-15 14th Avenue
College Point, NY 11356

Jesup Avenue Associates, L.P.
c/o Highbridge Community Housing Development
Attn: Mark Mazzella
1465 Nelson Avenue, Suite A
Bronx, NY 10452

1967 Marmion Avenue Owner LLC
c/o Colonial Management
Attn: Jack Garber
2273 65th Street
Brooklyn, NY 11204

Cameo Owner Corp.
c/o Murray Hill Management
Attn: Tony Lekic
38-15 149th Street, Board Office
Flushing, NY 11354

275-277 Realty LLC
Attn: Jay Gold
549 Empire Boulevard, Suite 100
Brooklyn, NY 11225

Bristow Stebbins Owners LLC
c/o C&C Affordable Management LLC
Attn: Nick Papakostopoulos
1735 Park Avenue, Suite 300
New York, NY 10035

Tompkin Square Park Apts. LLC
c/o JRC Management
Attn: Richard Podpirka
93-54 Queens Boulevard, Apt. 1K
Rego Park, NY 11374

Kemer Realty Corp.
Attn: Kemal Catto
1148 Boyton Avenue, Apt. 1A
Bronx, NY 10472

Queen S Jade Inc.
Attn: Benjamin Wai
200 Mulberry Street
New York, NY 10012

Forest Hills South Owners Inc.
c/o John B. Lovett & Associates
Attn: Ken Lovett
109-15 14th Avenue
College Point, NY 11356

University Avenue Senior HDFC
c/o Highbridge Community Housing Dev.
Attn: Mark Mazzella
1465 Nelson Avenue, Suite A
Bronx, NY 10452

36-20 Frey LLC
c/o Frey Management
Attn: Steven Frey
1408 East 15th Street, 1st Floor
Brooklyn, NY 11230

Carmil Apartments Inc.
c/o Norcor Management Corp.
Attn: Jean Spera
40-14 72nd Street, Suite B
Woodside, NY 11377

Quickfoot Realty LLC
c/o Yani Realty LLC
Attn: Jerry Papafloratos
38-08 Bell Boulevard, Suite 11
Bayside, NY 11361

Forest Hills South Owners Inc.
c/o John B. Lovett & Associates
Attn: Ken Lovett
109-15 14th Avenue
College Point, NY 11356

North State Realty Associates, LLC
Attn: Steve Finkelstein
111 Brook Street, 2nd Floor
Scarsdale, NY 10583

Empire Realty of Corbin LLC
Attn: Benjamin Bernstein
150 Corbin Place, Suite 1N
Brooklyn, NY 11235

Abeken Apartments, L.P.
c/o Abeken Management LLC
Attn: Kenneth Bergstol
475 Route 304
New City, NY 10956

Kensington Houses Associates, L.P.
c/o Highbridge Community Housing Dev.
Attn: Mark Mazzella
1465 Nelson Avenue, Suite A
Bronx, NY 10452

The Stanford Condominium
c/o Halstead Management
Attn: Alfredo Sanchez
770 Lexington Avenue, 7th Floor
New York, NY 10065

66-15 Equities Inc.
c/o First Management Corporation
Attn: James Demetriou
34-03 Broadway
Astoria, NY 11106

Kennedy Plaza LLC
c/o Diversified Building Corporation
Attn: Kevin Cullen
366 North Broadway, Suite Ph7E
Jericho, NY 11753

10 Park Avenue Tenants Corp.
c/o AKAM Associates, Inc.
Attn: Andrew Leight
260 Madison Avenue, 12th Floor
New York, NY 10016

175-20 Wexford Terrace Owners Inc.
c/o Northern Management, Inc.
Attn: Bruce Rubel
175-61 Hillside Avenue, Room 300
Jamaica, NY 11432

Mass Mutual Life Insurance Company
c/o Roseland Management
Attn: George Laitsas
560 West 43rd Street
New York, NY 10036

Regency Towers LLC
c/o Carlyle Construction Corp.
Attn: Piet Quackenbush
340 East 46th Street, 1st Floor
New York, NY 10017