

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

**Richard C. Fipphen**  
Assistant General Counsel



June 4, 2015

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 46 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 46 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).

**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 a survey of the property in preparation for 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 Limited  
Orders of Entry for 46 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 46 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 46 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**

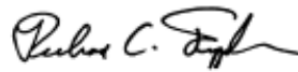
8. Verizon’s formal efforts are set forth in Column H of Exhibit 1.

**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  
June 4, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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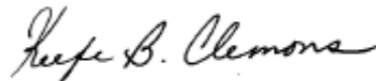
**Matter 15-\_\_\_\_\_**

**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  
June 4, 2015

**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 46 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 4, 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  
June 4, 2015

## SERVICE LIST

Ralphsons-Reade LLC  
c/o Cortlandt Realty  
Attn: Kenneth Dubow  
140 Fulton Street, 5th Floor  
New York, NY 10038

50 Avenue B, LLC  
c/o DSA Management Co., Inc.  
Attn: Arik Lifshitz  
60 Madison Avenue  
New York, NY 10010

MRM 320 LLC  
c/o Milbrook Properties Ltd.  
Attn: Jeff Katz  
2820 Bailey Avenue  
Bronx, NY 10463

Cornerstone Elderly HDFC, Inc.  
c/o The Amistad Management Corporation  
Attn: William Lucas  
43 North Central Avenue, #2  
Valley Stream, NY 11580

Jefferson Catch HDFC, Inc.  
c/o The Wavecrest Management Team Ltd.  
Attn: Jay Yablonsky  
87-14 116th Street  
Richmond Hill, NY 11418

Howard Hughes Medical Institute  
Attn: Kogan Alexander  
504 East 63rd Street  
New York, NY 10065

Film Forum Condominium Corporation  
Attn: Chad Bolton  
209 West Houston Street  
New York, NY 10014

Reaper Realty LLC  
c/o Vanderleigh Properties, LLC  
Attn: Henry Moses Jr.  
509 East 73rd Street, 5th Floor  
New York, NY 10021

G.G.G. Realty Corp.  
Attn: Addi Gatenio  
40 West 39th Street, #1  
New York, NY 10018

488 Seventh LLC  
c/o Torkian Group LLC  
Attn: John Chu  
1650 Broadway, #910  
New York, NY 10019

Pryka Holdings, LLC  
Attn: Petros Neamonitakis  
460 83rd Street  
Brooklyn, NY 11209

Santa Rosa Realty Corp.  
Attn: Isabel Pastor  
1113-23 Avenue O  
Brooklyn, NY 11230

Brownsville Associates, LP  
c/o Interstate Realty Management Co., Inc.  
Attn: James Blieler  
50 Legion Street  
Brooklyn, NY 11212

Sutter Gardens Associates, LP  
c/o AMS Realty Co.  
Attn: Martin Shnay  
450 West End Avenue, #10B  
New York, NY 10024

Saint Anne's Court Condominium  
c/o Coltown Properties  
Attn: Jonathan Weinberger  
95 Delancey Street  
New York, NY 10002

Gladys Hampton Houses Associates LP  
c/o Manhattan North Management Company, Inc.  
Attn: Dennis Ovalle  
107-129 East 126th Street, Mgmt.  
New York, NY 10035

Larkspur, LLC  
c/o Lemle & Wolff, Inc.  
Attn: Jessica Foster  
5925 Broadway  
Bronx, NY 10463

W. 205 Realty Co., LLC  
c/o Miller & Miller Realty Co., LLC  
Attn: Robert Miller  
363 Westchester Avenue, 2nd Floor  
Port Chester, NY 10573

Wadsworth Associates LLC  
c/o Orin Management LLC  
Attn: Mordy Sohn  
37-04 Parsons Boulevard  
Flushing, NY 11354

308 Hull LLC  
c/o Chestnut Holdings of New York, Inc.  
Attn: Ben Rieder  
5676 Riverdale Avenue, #307  
Bronx, NY 10471



8750 Bay Parkway, LLC  
Attn: Moshe Piller  
1276 50th Street  
Brooklyn, NY 11219

Bedford Associates  
c/o A.R.M. Capital Resources Corp.  
Attn: Irene Shreyberg  
20 Ocean Court  
Brooklyn, NY 11223

30-49 Crescent Investor, LLC  
c/o Dermot Realty Management Co., Inc.  
Attn: Jennifer Steighner  
729 7th Avenue, 15th Floor  
New York, NY 10019

E.B. Management Associates LLC  
Attn: Eshan Bokhour  
166-25 Powells Cove, #21D  
Flushing, NY 11357

Plymouth Properties, LLC  
Attn: Barry Fishman  
4422 Broadway, #330  
New York, NY 10040

Velum LLC  
c/o Tri-Star Equities, Inc.  
Attn: Rod Feldman  
155 East 26th Street  
New York, NY 10010

E.S. Venetis Properties Inc.  
Attn: Eleftherios Venetis  
24-19 23rd Avenue  
Astoria, NY 11105

66 Avenue C HDFC  
Attn: Ceverino Duran  
66 Avenue C, #4D  
New York, NY 10009

Robinson 1601 Realty Corp.  
c/o Malek Management Corp.  
Attn: Michael Malek  
1491 Coney Island Avenue  
Brooklyn, NY 11230

Valentine Heights LLC  
Attn: Robert Khoman  
36 West 37th Street, Ground Floor  
Bronx, NY 10018

PBP Realty Fund LLC  
Attn: John Waterman  
2272 University Avenue  
Bronx, NY 10468

1961 Mapes Avenue HDFC  
Attn: Pedro Saladini  
1961 Mapes Avenue  
Bronx, NY 10460

G.C.R. Realty Co., LLC  
Attn: Steven Green  
251 West 39th Street  
New York, NY 10018

Loran LP  
Attn: Luis DeLaCruz  
200 West 16th Street  
New York, NY 10011

Yankee 167 Realty Estates LLC  
c/o Paradise Management LLC  
Attn: Richard Liriano  
329 Hewes Street, 2nd Floor  
Brooklyn, NY 11211

Undercliff Holding LLC  
Attn: Joe Halpert  
314 McDonald Avenue, 2nd Floor  
Brooklyn, NY 11218

1202 Realty Associates, LLC  
c/o Jerome Associates, LLC  
Attn: Rudy Murillo  
2800 Webster Avenue  
Bronx, NY 10458

4410-4414 Cayuga Owners Corp.  
c/o David Associates  
Attn: Deborah Fromberg  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375

Government of the Russian Federation  
Attn: Valeriy Dybunov  
355 West 255th Street  
Bronx, NY 10471

1255 Longfellow Ave Partners LLC  
c/o Rockaway Maintenance Partners Corp.  
Attn: Aaron Solomon  
1222 Avenue M, Rcp  
Brooklyn, NY 11230

Argyle Apartments LLC  
c/o Apartment Management Associates LLC  
Attn: Gary Flippen  
600 Avenue Z  
Brooklyn, NY 11223

Westminster Apartments LLC  
c/o Apartment Management Associates LLC  
Attn: Gary Flippen  
600 Avenue Z  
Brooklyn, NY 11223

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

Miguel Sosa Estates, L.P.  
c/o H.O.B. II, Inc.  
Attn: Manuel Almonte  
1945 Vyse Avenue, 1st Floor  
Bronx, NY 10460

2238 Creston Ave LLC  
Attn: Salahuddin Rajput  
110 William Street, 10th Floor  
New York, NY 10038

Dagalami LLC  
Attn: Louis Tantillo  
115 Whitman Road  
Yonkers, NY 10710