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**Richard C. Fipphen**  
Assistant General Counsel



June 13, 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 20 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 20 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 20 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 20 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 20 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 20 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

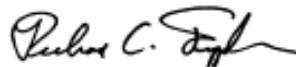
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4718

Counsel for Verizon New York Inc.

Dated: June 13, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 20 Multiple-Dwelling Unit Buildings in the  
City of New York

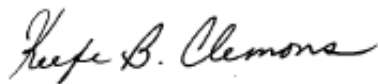
Case 14-V-\_\_\_\_\_

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
June 13, 2014

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

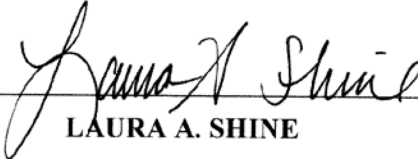
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**Case 14-V-\_\_\_\_\_**

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 20 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 13, 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  
June 13, 2014

## SERVICE LIST

JJJ Realty Associates  
c/o Gatsby Enterprises  
Attn: Keia Fathi  
347 Fifth Avenue, Suite 300  
New York, NY 10016

Jamies Place LLC  
c/o Metropolitan Realty Group  
Attn: Scott Jaffee  
60 Cuttermill Road, Suite 200  
Great Neck, NY 11021

29 East 64th Street Corp.  
c/o Brown Harris Stevens  
Attn: John Derlaga  
770 Lexington Avenue, 3<sup>rd</sup> Floor  
New York, NY 10065

13-15 Sheridan Square LLC  
c/o SW Management LLC  
Attn: Stanley Wasserman  
145 Huguenot Street, Suite 503  
New Rochelle, NY 10801

3594 Broadway Associates LLC  
c/o Park Avenue South Management  
Attn: Maurice McKenzie  
507 West 186<sup>th</sup> Street, Apt. A4  
New York, NY 10033

1500 Ocean Pkwy Corp.  
c/o Babad Management Co. LLC  
Attn: Chaim Babad  
1531 57<sup>th</sup> Street  
Brooklyn, NY 11219

Williamsburg Assets, LLC  
c/o Parkoff Organization Management  
Attn: Robert Wisgo  
98 Cuttermill Road, Suite 444S  
Great Neck, NY 11021

Gregory Hall Condominium  
c/o Armco Management  
Attn: Michael Candan  
88-30 51<sup>st</sup> Avenue  
Elmhurst, NY 11373

1021-27 Avenue St. John HDFC  
c/o Garcia Building Management  
Attn: Louis Garcia  
943 Bruckner Boulevard  
Bronx, NY 10459

Sylvia Ray Assoc.  
Attn: Irving Fleischman  
1303 53<sup>rd</sup> Street, Suite 257  
Brooklyn, NY 11219

Tas Realty, LLC  
c/o Atlas Management Corp.  
Attn: Theodore Anaenostopoulos  
39-26 Bell Boulevard  
Bayside, NY 11361

Mansion House Owners Corp.  
c/o BPC Management Corp.  
Attn: James Bradley  
80 Livingston Street, 2<sup>nd</sup> Floor  
Brooklyn, NY 11201

103-25 68th Ave Owners Inc.  
c/o Kaled Management Corp.  
Attn: Jodee Sarisky  
7001 Brush Hollow Road, Suite 200  
Westbury, NY 11590

Clinton West Condominium  
c/o Midboro Management  
Attn: Michele Florence  
333 7<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
New York, NY 10001

Dunn Development Corp.  
Attn: Martin Dunn  
316 Douglass Street, 2<sup>nd</sup> Floor  
Brooklyn, NY 11217

Kendall Apts LLC  
c/o Apartment Management Associates LLC  
Attn: Joe Fleishhacker  
2611 West 2<sup>nd</sup> Street  
Brooklyn, NY 11223

Leighton House Condominium  
c/o Halstead Management Co. LLC  
Attn: Timothy O'Keefe  
770 Lexington Avenue, 7<sup>th</sup> Floor  
New York, NY 10065

2955 Shell Associates LLC  
c/o Ocean Shell LLC  
Attn: Yaacov Klein  
2955 Shell Road, Apt. 1P  
Brooklyn, NY 11224

Albert Goodman HDFC  
Attn: John Dambzur  
Albert Goodman Plaza, Management Office  
970 Boston Road  
Bronx, NY 10456

United Presbyterians & Reformed Adult  
Ministries I  
Attn: David Barr  
38-20 Bowne Street  
Flushing, NY 11354