

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

Richard C. Fipphen
Assistant General Counsel



July 7, 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 45 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 45 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 45 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 45 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 45 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 45 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

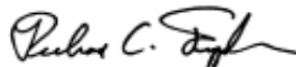
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

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: July 7, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of
Entry for 45 Multiple-Dwelling Unit Buildings in the
City of New York

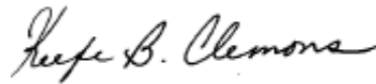
Case 14-V-_____

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
July 7, 2014

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of Entry for 45 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 45 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 7, 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
July 7, 2014

SERVICE LIST

58th Street Capital LLC
c/o Palin Enterprises
Attn: Michael Palin
235 Park Avenue South, 8th Floor
New York, NY 10003

East Village Gardens Realty LLC
Attn: Alex Lokshin
151 East 3rd Street, Suite 3E
New York, NY 10009

441 East 12 LLC
c/o East Village Property Management
Attn: David Jacobson
350 East 13th Street, Ground Floor
New York, NY 10003

237 East 20 LLC
c/o Parkoff Organization Management
Attn: Robert Wisgo
98 Cuttermill Road, Suite 444S
Great Neck, NY 11021

116 East 63rd Street Corp.
c/o Tudor Realty Services Corp.
Attn: Drew Moschella
250 Park Avenue South, 4th Floor
New York, NY 10003

KBL 51st Street Limited Partnership
c/o Kibel Companies LLC
Attn: Karol Krychkowski
300 East 34th Street, 36th Floor
New York, NY 10016

IS Sigourney Realty Corp.
c/o King David Prop. LLC
Attn: Isaac Nieves
305 East 204th Street, Suite 2
Bronx, NY 10467

Sama Los Tres LLC.
c/o Metropolitan Realty Group
Attn: Scott Jaffee
60 Cuttermill Road, Suite 200
Great Neck, NY 11021

118-120 East 4th Owner LLC
c/o Kushner Companies
Attn: Jordan Wolf
504 East 12th Street
New York, NY 10009

Trico Equities LLC
c/o The Hakimian Organization
Attn: Ben Hakimian
8 West 40th Street, 6th Floor
New York, NY 10018

M.G. Realty Holding Corp.
Attn: Giuseppe Giambrone
42 Country Club Road
Eastchester, NY 10709

Mariani Realty Corp.
Attn: Theresa Mariani
2330 Delanoy Avenue
Bronx, NY 10469

1290 Ocean Realty LLC
Attn: Guido Schnall
95-04 Delancey Street
New York, NY 10002

Cascade Property Management, LLC
Attn: Joseph Emile
755 East 56th Street
Brooklyn, NY 11234

67-40 Yellowstone Blvd Owners Corp.
c/o John B Lovett & Associates Ltd
Attn: Roy Agoney
109-15 14th Avenue
College Point, NY 11356

67-71 Yellowstone Blvd. Owners Corp.
c/o John B Lovett & Associates Ltd
Attn: Roy Agoney
109-15 14th Avenue
College Point, NY 11356

Mayflower Owners Corp.
c/o Orsid Realty Corp.
Attn: Aleke Radoncic
1740 Broadway, 2nd Floor
New York, NY 10019

Green Park Sussex Apartments
c/o Apartment Management Associates LLC
Attn: Joe Fleishhacker
2611 West 2nd Street
Brooklyn, NY 11223

QPll - 143-45 Sanford Avenue LLC
c/o FirstService Residential
Attn: Tony Nezaj
622 Third Avenue, 14th Floor
New York, NY 10017

Hollis Apts Inc.
c/o Halstead Management Co.
Attn: Peter Pantelic
770 Lexington Avenue, 7th Floor
New York, NY 10065

Pistilli 109 Merrick LLC
Attn: Joseph Pistilli
35-01 30th Avenue, Suite 300
Long Island, NY 11103

Ved Parkash
172-14 89th Avenue
Jamaica, NY 11432

Tyler Towers Owners Corp.
c/o All Area Realty Services
Attn: Eddie Chanlatte
99 Tulip Avenue, Suite 302
Floral Park, NY 11001

Bonnie Lynn Realty Corp.
Attn: Bruce Rubel
175-61 Hillside Avenue, Suite 300
Jamaica, NY 11432

BHM Realty Corp.
Attn: Bruce Rubel
175-61 Hillside Avenue, Suite 300
Jamaica, NY 11432

69-70 Associates LLC
Attn: David Kupperman
63-07 Saunders Street, Suite 1F
Rego Park, NY 11374

69-70 Associates LLC
Attn: David Kuppermann
63-07 Saunders Street, Suite 1F
Rego Park, NY 11374

69-70 Associates LLC
Attn: Cecilia Chesnov
63-07 Saunders Street, Suite 1F
Rego Park, NY 11374

Greenwood Arms Co-Op Corp.
c/o J.C. Management Services, LLC
Attn: Armin Radnocić
28-60 31st Street
Astoria, NY 11102

Berkeley Realty Associates, LP
c/o Argo Real Estate LLC
Attn: Perry Levitt
50 West 17th Street, 7th Floor
New York, NY 10011

45 Christopher St Condominium
c/o FirstService Residential
Attn: Jennifer Ganda
622 Third Avenue, 14th Floor
New York, NY 10017

Gidina Partners, LLC
Attn: Karen Spitalnick
98 Cuttermill Road, Suite 263-S
Great Neck, NY 11021

Webster Clay Beulah Associates LP
c/o Prestige Management Inc.
Attn: Clayton Johnson
729 East 168th Street, Basement
Bronx, NY 10456

Morris Heights Beulah Associates LP
c/o Prestige Management Inc.
Attn: Clayton Johnson
729 East 168th Street, Basement
Bronx, NY 10456

Fountain Gardens Owners Corp.
c/o Braun Management
Attn: Michael Rossman
160 Broadway, 1st Floor
New York, NY 10038

22-11 Realty LLC
Attn: Martin Scharf
734 West Broadway
Woodmere, NY 11598

105 Street Associates LLC
c/o PWB Management
Attn: Ryan Webler
3092 Hull Avenue, Suite 4
Bronx, NY 10467

The Knickerbocker Condominium
c/o Wallack Management Corp.
Attn: Burton Wallack
441 Lexington Avenue, 4th Floor
New York, NY 10017

65 Jane Street, LLC
c/o Buchbinder & Warren LLC
Attn: Eon Ramoutar
1 Union Square West, 4th Floor
New York, NY 10003

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

York 80 LLC
c/o New Park Management
Attn: Robert Wisgo
98 Cuttermill Road, Suite 444S
Great Neck, NY 11021

East Side Real Estate Corp.
c/o Douglas Elliman Property Management
Attn: Ryan O'Connor
675 Third Avenue, 6th Floor
New York, NY 10017

Fleur De Lis Condominium
c/o All Area Property Management
Attn: David Movahedian
99 Tulip Avenue, Suite 303
Floral Park, NY 11001

Crownhall Realty Associates, LLC
c/o Empire Management
Attn: Neil Polon
347 Fifth Avenue, Suite 1600
New York, NY 10016

Pistilli 109 Merrick LLC
Attn: Joseph Pistilli
35-01 30th Avenue, Suite 300
Astoria, NY 11103