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**Richard C. Fipphen**  
Assistant General Counsel



May 3, 2013

Honorable Jeffrey C. Cohen  
Acting Secretary  
New York Public Service Commission  
Three Empire State Plaza  
Albany, New York 12223

***Re: Matter 13-\_\_\_\_ – Petition of Verizon New York Inc. for Limited Orders  
of Entry for 45 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Cohen:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 45 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, Exhibit 2 has been posted on a public webpage and can be found at [www22.verizon.com/about/community/NYPSC\\_Petitions](http://www22.verizon.com/about/community/NYPSC_Petitions).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard C. Fipphen".

Richard C. Fipphen

cc: Service List attached to Declaration of Laura A. Shine

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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

**Matter 13-\_\_\_\_\_**

**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 45 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 45 MDUs listed on 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. The evidence of mailing and receipt of the two letters, with accompanying notices, for each MDU is set forth in column H of Exhibit 1 and in Exhibit 2.

**Name of the Individual Responsible for Installation**

5. Thomas E. Miller, 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 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 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 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, 27<sup>th</sup> floor  
New York, New York 10007  
(212) 321-8115

Counsel for Verizon New York Inc.

Dated: New York, New York  
May 3, 2013

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
Orders of Entry for 45 Multiple-Dwelling Unit  
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**Matter 13-\_\_\_\_\_**

**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 3, 2013

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

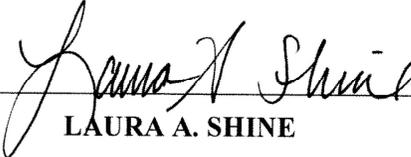
**Petition of Verizon New York Inc. for Limited  
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**Matter 13-\_\_\_\_\_**

**DECLARATION OF LAURA A. SHINE**

A complete copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 45 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 3, 2013 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 3, 2013

## SERVICE LIST

Park Towers South Company, LLC  
Attn: Brett Obletz  
330 West 58th Street, Suite 18D  
New York, NY 10019

Grand Street Guild HDFC, Inc.  
c/o The Wavecrest Management Team  
Attn: Anthony Savarese  
87-14 116th Street  
Richmond Hill, NY 11418

2075-2081 Wallace Avenue Owners Corp.  
c/o Metro Management Development  
Attn: Ramona Smith  
42-25 21st Street  
Long Island City, NY 11101

Sama Los Tres LLC  
c/o Metropolitan Realty Group  
Attn: Scott Jaffee  
15 W 39th Street, 7<sup>th</sup> Floor  
New York, NY 10018

Lenoxville Associates  
c/o Metropolitan Realty Group  
Attn: Marie Castro  
60 Cuttermill Road, Suite 200  
Great Neck, NY 11021

Vincent P. Cyrus Plaza Ltd. Partnership  
c/o Arc Foundation, Inc.  
Attn: Rev. Reginald Williams  
2015 Madison Avenue  
New York, NY 10035

Manhattan Associates  
c/o Emor Management  
Attn: Rex Harris  
305A West 19th Street  
New York, NY 10011

325 East 79 St Owners Corp.  
c/o Douglas Elliman Property Management  
Attn: Howard Broxmeyer  
675 Third Avenue  
New York, NY 10017

Jennings Street Associates LP  
c/o Fordham Bedford Housing Corp.  
Attn: Patrick Metellus  
2751 Grand Concourse  
Bronx, NY 10468

Bronx Boynton Avenue LLC  
c/o D&J Real Estate Management  
Attn: Jacob Sedgh  
40-13 104th Street  
Corona, NY 11368

Fav 45, LLC  
Attn: Arlene Sheinwexler  
1057 First Avenue  
New York, NY 10022

Solel Realty Co.  
c/o Rabin Management LLC  
Attn: Edward Rabin  
9920 4th Avenue, Suite 302  
Brooklyn, NY 11209

Targee Staten Island Realty LLC  
Attn: Felipe Rivera  
109 Spencer Place  
Mamaroneck, NY 10543

1555 Associates, LLC  
c/o R&C Management  
Attn: Irving Cohen  
139-15 243rd Street  
Rosedale, NY 11422

M 3530 Rochambeau LLC  
Attn: John Milevoi  
20-74 Steinway Street  
Astoria, NY 11105

2816 Roebling Avenue LLC  
Palush Marku  
635 East 211th Street, #B  
Bronx, NY 10467

Astoria & 110 St. Assoc.  
c/o Essex Plaza Management Assoc.  
Attn: Fred Lambert  
757 Bushwick Avenue  
Brooklyn, NY 11221

3505 Decatur Realty Corp.  
Attn: Nedzad Kolenovic  
2838 Jerome Avenue  
Bronx, NY 10468

Lorre Newfair Inc.  
Attn: Errol Morgan  
643 East 232nd Street, Basement  
Bronx, NY 10466

712 Realty LLC  
Attn: Morris Lieberman  
2003 Avenue J, #1C  
Brooklyn NY 11210

3694 Broadway Associates LLC  
c/o Park Avenue South Management  
Attn: Maurice Mckenzie  
507 West 186th Street, Suite #A4  
New York, NY 10032

3563 Realty LLC  
Attn: Nok Balaj  
3563 Bainbridge Avenue  
Bronx, NY 10467

Wonder Boy LLC  
Attn: Steve Finkelstein  
111 Brook Street  
Scarsdale, NY 10583

East Harlem Lexington Partners  
c/o Grenadier Realty Corp.  
Attn: Samuel Allen  
1230 Pennsylvania Avenue  
Brooklyn, NY 11239

158 Wooster Street LLC  
c/o Andrews Building Corp.  
Attn: Kimberly Lippman  
666 Broadway, 12th Floor  
New York, NY 10012

D.R.T. Realty Corp.  
Attn: Toma Vulaj  
3070 Roberts Avenue, #B  
Bronx, NY 10461

Dominick Calderoni As Receiver  
1614 Williams Bridge Road  
Bronx, NY 10461

79th Street Associates  
Attn: Ruben Ramos  
74 East 79th Street, Apt. 2B  
New York, NY 10075

Jmarq Corporation  
Attn: Bashkim Celaj  
754 Mace Avenue, Apt. D  
Bronx, NY 10467

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

F&S Crest LLC  
Attn: Vincent Adinolfi  
1735 Lafayette Avenue  
Bronx, NY 10473

West Square Corporation  
c/o Tuc Management Co. Inc.  
Attn: Jeffrey Goldstein  
200 West 57th Street, Suite #702  
New York, NY 10019

129-131 Fifth Avenue Corp.  
c/o Andrews Building Corp.  
Attn: Eugene Andrews  
666 Broadway, 12th Floor  
New York, NY 10012

Nrp LLC I  
c/o The Emmes Group of Companies  
Attn: Lee Ann Westover  
420 Lexington Avenue, Room #900  
New York, NY 10170

194 Bleecker Street Owners Corp.  
Attn: Richard Olivieri  
305 Broadway, Suite #805  
New York, NY 10007

149-151 Essex Street Assoc. LLC  
c/o Safeguard Realty Management, Inc.  
Attn: Ivan Villarruel  
138 West 25th Street  
New York, NY 10001

New Chris LLC  
c/o Rem Residential  
Attn: Rick Elezi  
110 East 17th Street, #A  
New York, NY 10003

Luben Realty Inc.  
Attn: Bennett Caiola  
2320 Lodovick Avenue  
Bronx, NY 10469

Mardan Realty Co. LLC  
c/o AJ Clarke R.E. Corp.  
Attn: Josh Hoffman  
1881 Broadway, 4th Floor  
New York, NY 10023

US Manhattan II Housing Corp.  
Attn: Ramon Bonilla  
3154 Albany Crescent, 2nd Floor  
Bronx, NY 10463

All The Marbles Realty Corp.  
Attn: Roy Savelli  
151-153 8th Avenue  
New York, NY 10011

Curto 930 LLC  
c/o Bldg. Management  
Attn: Minas Styponias  
417 5th Avenue, 4th Floor  
New York, NY 10016

356 East 89th Realty Corp.  
Attn: Steven Schucker  
511 East 20th Street  
New York, NY 10010

40 Renwick Street LLC  
Attn: Giorgio Deluca  
40 Renwick Street, Apt. 8 Penthouse  
New York, NY 10013

Maygina Realty LLC  
Attn: Attilio Alfano  
1950 Third Avenue  
New York, NY 10029