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6<sup>th</sup> Floor  
New York, NY 10007  
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**Richard C. Fipphen**  
Assistant General Counsel



April 24, 2015

Honorable Kathleen H. Burgess  
Secretary  
New York State Public Service Commission  
Three Empire State Plaza  
Albany, New York 12223

***Re: Case 15-V-\_\_\_\_\_ – Petition of Verizon New York Inc. for Orders of Entry  
for 35 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 35 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 35 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).

**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 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 Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York

Case 15-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 35 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 35 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 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

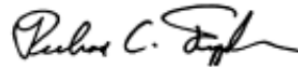
and managing agents by telephone and/or e-mail to secure access to the properties, without success.

**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: April 24, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 35 Multiple-Dwelling Unit Buildings in the  
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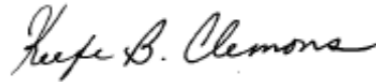
Case 15-V-\_\_\_\_\_

**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  
April 24, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

Petition of Verizon New York Inc. for Orders of  
Entry for 35 Multiple-Dwelling Unit Buildings in the  
City of New York

Case 15-V-\_\_\_\_\_

**DECLARATION OF LAURA A. SHINE**

A copy of the Petition of Verizon New York Inc. for Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York was sent on April 24, 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  
April 24, 2015

## SERVICE LIST

Garden Property Associates, LLC  
c/o Compassrock Real Estate  
Attn: Johnathan Vayner  
555 5th Avenue, 5th Floor  
New York, NY 10017

820 Jackson Avenue Property, LLC  
c/o Langsam Property Services Corp.  
Attn: Edith Cardona  
1601 Bronxdale Avenue, #201  
Bronx, NY 10462

811 Walton Tenants Corp.  
c/o New Bedford Management  
Attn: Paula Rybaczyk  
210 East 23rd Street, 5th Floor  
New York, NY 10010

Elbridge Realty Corp.  
c/o Parkoff Management  
Attn: Robert Wisgo  
98 Cuttermill Road, #444S  
Great Neck, NY 11021

262 Realty LLC  
c/o Abro Management  
Attn: Aaron Kushner  
734 West Broadway  
Woodmere, NY 11598

Bryant Ave. Holdings LLC  
Attn: Neil Ehrenfeld  
13-01 Cornaga Avenue, C  
Far Rockaway, NY 11691

1230-32-34 Spofford Avenue HDFC  
c/o Finger Management Corp.  
Attn: Joseph Bavaro  
205 Lexington Avenue, 19th Floor  
New York, NY 10016

2575 Owners Corp.  
c/o Century Management  
Attn: David Lipson  
440 9th Avenue  
New York, NY 10001

Project Renewal HDFC  
Attn: Susan Dan  
200 Varick Street, 9th Floor  
New York, NY 10014

Torres Apartments HDFC  
c/o Wavecrest Management Ltd.  
Attn: Michael South  
87-14 116th Street  
Richmond Hill, NY 11418

Elsmere Limited Partnership  
c/o Wavecrest Management Ltd.  
Attn: Yesenia Matamoros  
87-14 116th Street  
Richmond Hill, NY 11418

Grove 44 Associates, LLC  
c/o R.A. Cohen & Associates, Inc.  
Attn: Ralph Della Cava  
60 East 42nd Street, #850  
New York, NY 10165

GVS Properties, LLC  
c/o Alma Realty Corp.  
Attn: Nicholas Conway  
31-10 37th Avenue, #500  
Long Island City, NY 11101

Park Vanderbilt Cooperative Apartments, Inc.  
c/o Excel Bradshaw Management Group LLC  
Attn: Tom Randazzo  
501 Surf Avenue  
Brooklyn, NY 11224

303 Beverly Owners Corp.  
c/o J.K. Management  
Attn: Jacob Kempler  
303 Beverly Road  
Brooklyn, NY 11218

109 Eldridge LLC  
c/o Urban Real Estate of New York, LLC  
Attn: Robert Williams  
41 Union Square West, #325  
New York, NY 10003

Greystone Condominium  
c/o Matthew Adam Properties Inc.  
Attn: Janusz Sikora  
127 East 59th Street, #3  
New York, NY 10022

The New West Condominium  
c/o AKAM Associates  
Attn: Doug Weinstein  
260 Madison Avenue, 12th Floor  
New York, NY 10016

255 West 95th Street Apartment Corp.  
c/o Sandberg Management  
Attn: Katie Shperenberg  
345 7th Avenue, 8th Floor  
New York, NY 10001

Brentwood Corp.  
c/o Argo Real Estate LLC  
Attn: William Honen  
50 West 17th Street  
New York, NY 10011



175 Claremont Avenue HDFC  
c/o Weber-Farhat Realty  
Attn: Moises Farhat  
236 West 26th Street, #805  
New York, NY 10001

604 West 178th Corp.  
c/o PSRS Realty Group  
Attn: Patrice Richardson  
109-17 72nd Road, #6R  
Forest Hills, NY 11375

Cabrini Blockfront LLC  
c/o Citadel Realty Services  
Attn: Stephen Shapiro  
146 West 29th Street, #8E  
New York, NY 10001

550 Fort Washington Avenue HDFC  
c/o Veritas Property Management  
Attn: James Maistre  
1995 Broadway, #1201  
New York, NY 10023

4966 B'way Realty Inc.  
Attn: Nikitas Drakotos  
5047 Broadway  
New York, NY 10034

195 Hudson Street Condominium  
c/o Andrews Building Corp.  
Attn: Eugene Andrews  
666 Broadway, 12th Floor  
New York, NY 10012

40 Mercer Street Condominium  
c/o Brown Harris Stevens  
Attn: Eamon Early  
770 Lexington Avenue, 5th Floor  
New York, NY 10065

Grunberg 77 LLC  
c/o Grunberg Realty  
Attn: Ariel Grunberg  
928 Broadway, #200  
New York, NY 10010

233 West 83rd St. Realty LLC  
c/o A.J. Clark Realty Corp.  
Attn: Robert Gordon  
1881 Broadway, 4th Floor  
New York, NY 10023

Central Condominium  
c/o Solstice Residential Group  
Attn: Julia Penny  
257 Park Avenue South, #303  
New York, NY 10010

101-09 West 115th Street HDFC  
c/o Working Realty, Ltd  
Attn: Josh Prottas  
201 East 31st Street, #2A  
New York, NY 10016

301 West 148th Street HDFC, Inc.  
c/o Prestige Management Inc.  
Attn: Rose McCrea  
1200 Zerega Avenue, 2nd Floor  
Bronx, NY 10462

Lindsay-Bushwick Associates, LP  
c/o A.M.S. Realty Co.  
Attn: Abraham Shnay  
98 Cutter Mill Road, #240-S  
Great Neck, NY 11021

Nautilus Apartments Del LLC  
c/o Apartment Management Associates LLC  
Attn: Jay Rosenfeld  
2611 West 2nd Street  
Brooklyn, NY 11223

The Crown Condominium  
c/o 600 Crown Street Realty LLC  
Attn: David Stutz  
490 New York Avenue, #1A  
Brooklyn, NY 11225