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**NEW YORK STATE HOMES AND  
COMMUNITY RENEWAL**  
**Nassau County RGB Public Hearing**  
**Deliberations Meeting**  
**Held Via Zoom**  
**Tuesday, April 13, 2021**  
**7:40 p.m.**

1 [START RECORDING]

2 MR. MICHAEL MILLER: Good evening, ladies and  
3 gentlemen. Welcome to the 2021 meeting of the Nassau  
4 County Rent Guidelines Board. I hope everybody has been  
5 safe and doing well. I'm going to go ahead and introduce  
6 the members of the Board in alphabetical order, starting  
7 with Jeannetta.

8 MS. JEANNETTA ALEXANDER: Good evening. Jeannetta  
9 Alexander, public member.

10 MR. ANDREW COHEN: Andy Cohen, owners member.

11 MR. BARRY STEIN: Barry Stein --

12 MR. GARRETT GRAY: Garrett Gray --

13 MR. STEIN: I'm sorry. Go ahead.

14 MR. GRAY: Garrett Gray, public member.

15 MR. ADAM MAHONEY: Adam Mahoney, public member.

16 MR. STEIN: Barry stein, landlord member.

17 MR. MARTIN MELKONIAN: Marty Melkonian -- Marty  
18 Melkonian, public member.

19 MR. ROBERT RYCHLOWSKI: Rob Rychlowski, tenant  
20 member.

21 MR. MILLER: Barry, did we leave you out?

22 MR. STEIN: Barry Stein, landlord representative.

23 MR. MILLER: My name is Mike Miller. I'm a public  
24 member. I'm going to ahead and introduce -- go ahead,  
25 members of DHCR, please.

1 MR. JAMES FERRARA: James Ferrara, associate  
2 attorney.

3 MR. MICHAEL GUTTENTAG: Michael Guttentag, senior  
4 attorney.

5 MR. MILLER: All right. Before we go any further,  
6 there is a statement from New York State. Please go  
7 ahead.

8 MR. FERRARA: Yes. This is Mr. Ferrara.

9 In response to the Governor's directive to take  
10 every effort to keep New Yorkers safe and mitigate the  
11 spread of COVID-19, and pursuant to Governor's Executive  
12 Order 202-1 and its updates, which allows for the  
13 suspension of the Open Public Meeting Law, the Nassau  
14 County Rent Guidelines Board will be conducting public  
15 hearings to determine the guideline rates for rent  
16 adjustments for housing accommodations within its  
17 jurisdiction, subject to the Emergency Tenant Protection  
18 Act of 1974 for leases that are commencing between  
19 October 1st of this year and September 30th, 2022 via  
20 Zoom video teleconferencing. Please note that all  
21 meetings will be livestreamed via YouTube starting at the  
22 designated time of the meeting.

23 Instructions for members of the public to  
24 simultaneously listen to hearings are posted on DHCR's  
25 website for the Office of Rent Administration under the

1 public hearing section, and will be posted prior to the  
2 hearings. The hearings will also later be transcribed  
3 and the public will have the ability to view the  
4 transcript. The YouTube livestream can be viewed on the  
5 Nassau County Rent Guidelines Board YouTube channel. All  
6 live meetings will be recorded and will remain on the  
7 Nassau County Rent Guideline Board YouTube channel for  
8 future viewing. Thank you.

9 MR. MILLER: Thank you, Mr. Ferrara. Ladies and  
10 gentlemen, have you had a chance to review the minutes  
11 for the last meeting?

12 MR. RYCHLOWSKI: I move to accept the minutes.

13 MR. MILLER: Thank you. Do you have a second?

14 MS. ALEXANDER: A second.

15 MR. MILLER: That was -- I recognized Jeannetta.

16 All in favor, say aye.

17 IN UNISON: Aye.

18 MR. MILLER: Okay. Thank you very much.

19 Tonight's meeting is primarily to set a schedule for  
20 hearings, presentation, and ultimate vote for the rent  
21 guidelines, so we're going to go ahead and get started.  
22 I think we can start maybe late May if anyone's  
23 interested. We do need to wrap up by the -- obviously by  
24 the end of June -- before the end of June.

25 So can we start maybe May 9 -- sorry, May -- let's

1 do possibly last week of May. How about May -- how about  
2 May -- how about Tuesday, May 20th? Is that good?

3 MR. STEIN: Fine for me.

4 MR. GRAY: Fine for me.

5 MR. MILLER: Okay, okay. So let me --

6 MR. MELKONIAN: Fine.

7 MS. ALEXANDER: That's fine.

8 MR. RYCHLOWSKI: Fine for me.

9 MR. MILLER: Okay. That would be May 20th. So --

10 MR. FERRARA: May 20th is a Thursday, right,  
11 Michael?

12 MR. MILLER: Yes, it is.

13 MR. GUTTENTAG: I'm going to be actually away. I'm  
14 not going to be here for that week, but I don't want to  
15 cause a conflict if it works for everybody.

16 So James, are you comfortable handling it and I can  
17 sign on if I can get available?

18 MR. FERRARA: I'd rather you be here, but -- so  
19 maybe we could do the week of the 24th, instead?

20 MR. MILLER: That's fine. Is everybody good for the  
21 week of 24th?

22 MS. ALEXANDER: Sure.

23 MR. GUTTENTAG: 24th --

24 MR. COHEN: Yeah, if we do it -- if we do it early  
25 in the week.

1 MR. MILLER: Okay. So we're doing --

2 MR. COHEN: Since it runs into Memorial Day.

3 MR. MILLER: Yeah, that's the challenge. So is  
4 May --

5 MR. GUTTENTAG: Do we want to do it maybe before the  
6 21st, the week before? Or is there --

7 MS. ALEXANDER: Yeah.

8 MR. STEIN: Well, why not the 19th, then? That  
9 would be a Wednesday.

10 MR. MILLER: That's fine. That works for me.

11 MR. FERRARA: He's away that whole week, Michael.

12 MR. MILLER: The whole week?

13 MR. GUTTENTAG: 17th through the 21st, I'm busy.

14 MR. MILLER: All right. So let's go -- let's go,  
15 then, to the week of -- the following week. We're  
16 running right into the holiday.

17 MR. COHEN: So do it early in the week.

18 MS. ALEXANDER: May 10th? The week of May 10th?

19 MR. STEIN: That's fine.

20 MR. MILLER: Let me --

21 MR. STEIN: Why not do it in the early or in  
22 mid-May? Is there any reason --

23 MR. MILLER: Okay. So would you like to do May  
24 11th? Is that good for everybody?

25 MS. ALEXANDER: That's fine.

1 MR. STEIN: That's fine for me.

2 MR. GUTTENTAG: Sure.

3 MR. MILLER: Okay. So we'll do it -- we'll start  
4 with Tuesday, May 11th, and you want to do the second one  
5 on let's say May -- the Thursday, May 13th, so we start  
6 knocking them out early?

7 MR. STEIN: May 13th? Okay.

8 MS. ALEXANDER: That's fine.

9 MR. STEIN: The 11th, and then May 13th?

10 MR. MILLER: Yes, that's a Thursday.

11 MR. FERRARA: Two days later?

12 MR. MILLER: Yeah.

13 MR. STEIN: That's fine, that's fine.

14 UNIDENTIFIED SPEAKER: Well, May 13th isn't that  
15 Eid? People might not be able to attend.

16 MR. MILLER: What? It's what? I'm sorry. I didn't  
17 get that. Eve?

18 UNIDENTIFIED SPEAKER: Eid.

19 MR. MILLER: Eid?

20 MS. ALEXANDER: Oh, the Muslim holiday?

21 UNIDENTIFIED SPEAKER: Yes, yes.

22 MR. MILLER: Okay.

23 MS. ALEXANDER: All right.

24 MR. COHEN: I'd rather not do two in one week if we  
25 can do that.

1 MR. MILLER: You'd rather two in one week?

2 MR. COHEN: No, I'd rather not do two in one week.

3 MR. MILLER: All right. So --

4 MR. COHEN: Except for the end, if we have to.

5 MR. MILLER: All right. So we have May 11th.

6 And Michael, you are not available the week of the  
7 17th, correct?

8 MR. COHEN: So we could do --

9 MR. GUTTENTAG: The 17th through the 21st.

10 MS. ALEXANDER: Correct.

11 MR. COHEN: -- the 24th, the 25th, the 26th, those  
12 three days.

13 MR. STEIN: Any one of those dates are fine. How  
14 about the 24th or 25th?

15 MR. MILLER: Okay. Why don't -- yeah, let's do the  
16 24th, then.

17 MS. ALEXANDER: I'm sorry. What day is Memorial  
18 Day? Is it the 24th or the 31st?

19 MR. RYCHLOWSKI: 31st.

20 MR. GRAY: 31st.

21 MS. ALEXANDER: Okay, okay.

22 MR. STEIN: So May what, 20 --

23 MR. MILLER: May 24th.

24 MR. STEIN: That's fine with me.

25 MR. COHEN: A Monday.



1 MR. MILLER: A Monday?

2 MR. COHEN: Yep.

3 MS. ALEXANDER: That's fine.

4 MR. MILLER: (Indiscernible).

5 MR. STEIN: Okay. So Monday, May 24th. Okay.

6 MR. MILLER: Monday, May 24th, and then we'll skip  
7 to the following week. That's running into Memorial  
8 weekend. What about June 2nd? Everybody should be back  
9 by then.

10 MR. COHEN: Well, how many meetings are we going to  
11 have before the presentation?

12 MR. MILLER: We're just having three meetings and a  
13 presentation.

14 MR. COHEN: And then the vote, huh?

15 MR. FERRARA: You want to do three?

16 MR. COHEN: Is that what we did last year?

17 MR. FERRARA: We generally do two public --

18 MR. MILLER: We did two public -- that's right.

19 MR. FERRARA: -- present, then the vote. We  
20 generally do four. Westchester does five, but we could  
21 do whatever we want.

22 MR. RYCHLOWSKI: Usually, we're pretty good about  
23 letting some of the public speak if they still want to at  
24 the presentation meetings.

25 MR. FERRARA: Yes, yes.

1 MR. RYCHLOWSKI: So in that case, we can go with one  
2 less -- with the one less like I believe we did the last  
3 two years.

4 MR. MILLER: Okay. So to recap, we have Tuesday,  
5 May 11th. We did -- we dropped the 13th, so we're going  
6 to do Monday, May 24th, correct?

7 MR. STEIN: Correct.

8 MR. MILLER: Okay. Let me strike that, and now  
9 we're down into June, and we said possibly June 2nd?

10 MR. COHEN: Well, no. It's got to be later, after  
11 we get the --

12 MR. MILLER: That's right.

13 MR. COHEN: -- documents.

14 MR. MILLER: Yeah, because we -- when are we getting  
15 the reports?

16 MR. FERRARA: Right. I think the earliest we could  
17 think about getting the DHCR data is the 17th, so we can  
18 do --

19 MS. ALEXANDER: Of June?

20 MR. FERRARA: Yeah. So we could do -- so as I was  
21 saying, the DHCR data presentation for Westchester is  
22 going to be the 9th, so we give them a few more days  
23 after that to get together to do us. So we could do  
24 Thursday the 17th or we could do Tuesday the 22nd.

25 MR. MILLER: The 17th works for me. Is the 17th

1 good for everyone?

2 MR. RYCHLOWSKI: I'm sorry. I've got a question.

3 MR. COHEN: I think the 22nd is better because  
4 you're not going to have the reports in time.

5 MR. RYCHLOWSKI: When will we get them?

6 MR. FERRARA: I talked to them today. They prefer  
7 the week of the 21st, but I told them we may have to do  
8 the 17th, so maybe Andy is right. We -- to be safe, we  
9 do Tuesday, the 22nd.

10 MR. COHEN: Fine with me.

11 MR. MILLER: That's fine with me. Everybody?

12 MS. ALEXANDER: Yes.

13 MR. GRAY: That's fine.

14 MR. RYCHLOWSKI: Tuesday the 22nd?

15 MR. STEIN: That's okay for me.

16 MR. MILLER: Okay. That's good.

17 MR. RYCHLOWSKI: Can we do the 21st instead?

18 MR. MILLER: No, because Westchester has --

19 MR. RYCHLOWSKI: Oh, that's -- you're right. Yeah,  
20 they had the 21st and the 23rd.

21 MR. MILLER: All right. So let's recap now. We  
22 have Tuesday, 5/11, Monday, 5/24, Tuesday, June 22nd, and  
23 then we have the vote. That could be --

24 MR. COHEN: Could be the 29th.

25 MS. ALEXANDER: I'm --

1 MR. MILLER: 29th is --

2 MS. ALEXANDER: Sorry, guys. I'm -- I won't be here  
3 from the 29th until the 4th --

4 MR. COHEN: Okay.

5 MS. ALEXANDER: -- so I'm out of town.

6 MR. MILLER: What about the 24th, then, June 24th?  
7 Thursday, the 24th?

8 MS. ALEXANDER: Okay.

9 MR. COHEN: That's good.

10 MR. MILLER: That's good? All right, so let it be.  
11 Voting will be Thursday, June 24th. Okay, sounds good.  
12 All right. So we seem to be all set.

13 Just for the record, just to recap, we have Tuesday,  
14 5/11, Monday, 5/24. We have Tuesday, 6/22, the  
15 presentation, and then vote is Thursday, June 24th.

16 MR. STEIN: Okay.

17 MR. MILLER: All in agreement?

18 MS. ALEXANDER: Yes.

19 MR. COHEN: Yes.

20 MR. GUTTENTAG: It's all going to be at 7:30  
21 starting?

22 MR. MILLER: All 7:30 meetings, yes; that's correct.

23 MS. ALEXANDER: Michael, we're not interfering with  
24 the anniversary. Isn't the anniversary around that time?

25 MR. MILLER: No, we missed it. We skipped past

1 it --

2 MS. ALEXANDER: Okay.

3 MR. MILLER: -- on the --

4 MS. ALEXANDER: Okay. Okay.

5 MR. RYCHLOWSKI: But I want to make -- I want to  
6 make a note that I am giving up a Tuesday for volleyball.

7 MR. MILLER: We appreciate it, Robert. We do  
8 appreciate it, Robert.

9 MR. GRAY: You give until it hurts.

10 MR. MILLER: Okay. So we give and take in here.  
11 All right, ladies and gentlemen.

12 We've covered all matters outstanding. There is any  
13 other matter we wanted to deal with?

14 MR. STEIN: Oh, I think so. I think that's --

15 MR. MILLER: There will be no other matters. Do I  
16 have a motion for adjournment?

17 MR. GRAY: Motion to adjourn.

18 MR. COHEN: Seconded.

19 MR. MILLER: Garrett.

20 Seconded by? Who was that?

21 MR. COHEN: I second.

22 MS. ALEXANDER: Okay.

23 MR. MILLER: Barry?

24 MR. STEIN: I second.

25 MR. MILLER: Okay. All in favor, aye?

1           IN UNISON:  Aye.

2           MR. MILLER:  Okay.  Please be safe.  Thanks for your  
3 time this evening, and we look forward to seeing you  
4 bright and chirpy on Tuesday, May 11th.  God bless you  
5 all.  Take care.  Be safe.

6           [END RECORDING]

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C E R T I F I C A T I O N

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2           The prior proceedings were transcribed from audio  
3 files and have been transcribed to the best of my  
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