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**NEW YORK STATE HOMES AND  
COMMUNITY RENEWAL**  
**Nassau County RGB Public Hearing**  
**Deliberations Meeting**  
**Held Via Zoom**  
**Tuesday, May 11, 2021**  
**7:34 p.m.**



1 [START RECORDING]

2 MR. MICHAEL MILLER: Ladies and gentlemen, welcome  
3 to the first public hearing for the Nassau County Rent  
4 Guidelines Board. I'm going to go ahead and introduce  
5 the members of the Board. Go ahead, please, starting  
6 with Jeannetta.

7 MS. JEANNETTA ALEXANDER: Good morning. Jeannetta  
8 Alexander, public member.

9 MR. ANDREW M. COHEN: Andy Cohen, owners member.

10 MR. GARRETT L. GRAY: Garrett Gray, public member.

11 MS. CATHRYN HARRIS-MARCHESI: Cathryn Harris-  
12 Marchesi, a tenant member.

13 MR. MARTIN MELKONIAN: Marty Melkonian, public  
14 member.

15 MR. MAHONEY: Adam Mahoney --

16 MR. ROBERT RYCHLOWSKI: Rob Rychlowski --

17 MR. MAHONEY: I'm sorry.

18 MR. RYCHLOWSKI: I'm sorry. Go ahead. You go,  
19 Adam.

20 MR. MAHONEY: Adam Mahoney, public member.

21 MR. STEIN: Barry Stein --

22 MR. RYCHLOWSKI: Rob Rychlowski, tenant member.

23 MR. STEIN: Oh, I'm sorry. Barry Stein, landlord  
24 member.

25 MR. MILLER: Mike Miller, public member. I'm going



1 to go ahead and turn over to some important notice to be  
2 read by the HCR and they'll introduce themselves as well.  
3 Go ahead, please.

4 MR. JAMES FERRARA: Yes. James Ferrara, associate  
5 attorney, DHCR.

6 MR. MICHAEL GUTTENTAG: Michael Guttentag, senior  
7 attorney, DHCR. Back to James.

8 MR. FERRARA: Yes.

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 Executive Order 202-1  
12 and its updates, which allows for the suspension of the  
13 Open Public Meetings Law, the Nassau County Rent  
14 Guidelines Board will be conducting public hearings to  
15 determine the guideline rates of rent adjustments for  
16 housing accommodations within its jurisdiction, subject  
17 to the Emergency Tenant Protection Act of 1974 for leases  
18 commencing between October 1st, 2021, and September 30th,  
19 2022, via Zoom video teleconference.

20 Please note that all meetings will be livestreamed  
21 via YouTube starting at the designated time of the  
22 meeting. Instructions for members of the public to  
23 simultaneously listen to the hearings are posted on  
24 DHCR's website for the Office of Rent Administration  
25 under the public hearing section.



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

8           MR. MILLER: Thank you, Mr. Ferrara.

9           Have the members of the Board had a chance to review  
10 the minutes of the last meeting?

11          MR. GRAY: Yes. Motion to approve.

12          MR. MILLER: All approve?

13          IN UNISON: Aye.

14          MR. MILLER: All right. We have a list here. I'm  
15 going to turn over back to James to go over the list, and  
16 I will follow along.

17          Go ahead, please.

18          MR. FERRARA: Yes. Mr. Chairman, we have one  
19 speaker for this evening who's signed up via the Nassau  
20 County Rent Guideline Board email, and that is Mr. Steven  
21 Padyk.

22          MR. GUTTENTAG: Would you like --

23          MR. MILLER: We recognize Mr. Padyk. Go ahead,  
24 please.

25          UNIDENTIFIED SPEAKER: Is he here?



1 MR. GUTTENTAG: Yes.

2 UNIDENTIFIED SPEAKER: Oh, there.

3 MR. GUTTENTAG: I promoted to panelist, and now I am  
4 going to -- Mr. Padyk?

5 MR. MILLER: Mr. Padyk, you're muted. You probably  
6 want to unmute yourself.

7 MR. STEVEN PADYK: Can you hear me now?

8 MR. MILLER: Yes.

9 MR. GUTTENTAG: Yes.

10 MR. MILLER: We can hear you.

11 MR. PADYK: Okay, great.

12 MS. ALEXANDER: Yes, yes.

13 MR. GUTTENTAG: Would you like me to put your video  
14 on, Mr. Padyk?

15 MR. PADYK: If you want. Okay.

16 MR. GUTTENTAG: There you go.

17 MR. PADYK: All right, great. Thank you.

18 MS. ALEXANDER: There you go.

19 MR. PADYK: Well, it's good that everyone's here and  
20 healthy, first of all. I hope that everyone has taken  
21 the opportunity to get vaccinated so we can get out of  
22 this mess and we can all see each other in a regularly  
23 formal meeting.

24 A couple of things. During the pandemic, in  
25 April -- and I just want to report what's currently going



1 on in the State of New York that has an effect on  
2 everybody. New York State has raised in April the fares  
3 on the tunnels and the bridges seven percent, so whoever  
4 commutes, it affects everyone. More importantly, the  
5 village budgets are coming out. Rockville Center has  
6 increased their tax levy charge by 3.9 percent of the  
7 real estate tax.

8 The City of Long Beach, and this is really -- this  
9 is on top of all the prior year increases, but this one  
10 is just unbelievable. For the coming budget of 2021 to  
11 2022, the tax -- real estate tax increase for a homestead  
12 tax increase is 6.33 percent, they're projecting, and a  
13 nonhomestead tax increase, which is real estate -- both  
14 of them are real estate, is 12.26 percent. On top of  
15 that, they're also putting through four percent water  
16 increase in the City of Long Beach.

17 I don't know if everyone's aware, but New York State  
18 recently got 13 billion. That's 13 billion dollars from  
19 the federal government, of which 2.4 billion of that  
20 federal money is for state rent relief, which, according  
21 to Newsday, it was in the newspaper, has not -- they have  
22 not released a dime. They seem -- that was issued --  
23 that was in the article of May 7th, 2021, in Newsday,  
24 state rent relief held up, whereas nobody in the state  
25 can reasonably come up with a plan on how to send



1 landlords the arrears that are astronomical to help us  
2 when -- during this crisis.

3       Also I want to point out that Newsday also published  
4 another ad that jobless claims on Long Island are down,  
5 so the economy on Long Island is picking up tremendously,  
6 currently, and I guess that's why the governments are  
7 ceasing to take our money in tax dollars increases. So  
8 when it comes time to vote, someone's got to sit there  
9 and say, look, all these tax increases get passed on to  
10 us, to building owners, and with a zero percent rent  
11 increase, for old pre-war buildings that need to get  
12 maintained, it makes it virtually impossible to maintain  
13 a viable, good operating stock, and I wish everyone would  
14 truly read these budgets proposed by the villages and the  
15 tax relief -- that is the rent relief that is going  
16 nowhere in (indiscernible). Thank you.

17       MR. MILLER: Thank you, Steven. Let me just clarify  
18 something here. I am aware of the funds that have come  
19 from the federal government, but it is not --

20       MR. RYCHLOWSKI: You're muted.

21       MR. PADYK: I'm sorry. I lost you.

22       MR. MILLER: I'm sorry. I'm not sure where I got  
23 lost, so let me just recap.

24       MR. PADYK: Clear.

25       MR. MILLER: I'm very aware of what's happening in



1 terms of the money that's coming from the federal  
2 government. This time, it's really not the state. The  
3 federal government has not given clear guidelines as to  
4 how the money can be used, so that's what the hold-up is,  
5 is not the state this time. I know the state can --

6 MR. PADYK: According to the article -- I beg to  
7 differ. According to the article in Newsday, the rent  
8 relief money was given to the state for the state to come  
9 up with a plan to disperse it. That's what the article  
10 says, and I'm repeating --

11 MR. MILLER: I'm aware what the article says, but  
12 I'm just telling you what is happening in the background.

13 MR. PADYK: Okay, well, either way, that doesn't  
14 help us.

15 MR. MILLER: I know (indiscernible) coming out.

16 MR. PADYK: It doesn't help us, you know? That's  
17 like putting the carrot out there and saying you can't  
18 eat it.

19 MR. MILLER: Right. I got it. Point taken, point  
20 taken.

21 MR. PADYK: Anyway, but it's also all the city and  
22 the village rent increases and everything else, too,  
23 that's affecting us, and as everybody knows, given the  
24 fact that the federal government gave an extra \$300 and  
25 at one time \$600 unemployment benefit, you couldn't order





1 a supply and get it delivered because everybody stayed at  
2 home -- made more money at home than work, so that in  
3 itself has made a pent-up problem in getting supplies  
4 because the supply chain was broken.

5 So the demand is great, so now the prices for us to  
6 buy supplies is increasing rapidly. That's a fact. Did  
7 I lose you guys?

8 MR. MILLER: No, no. We hear you okay.

9 MR. PADYK: Oh, okay.

10 MS. HARRIS-MARCHESI: Just one point I'd like to  
11 make about the unemployment rate, and I hear you, Mr.  
12 Padyk, definitely about the increase in things like wood  
13 and steel and supplies. That affects my household, but  
14 to do with the unemployment rate, the unemployment rate  
15 in the United States is actually pretty dishonest, the  
16 way that they calculate it, because if you move off of  
17 receiving unemployment funds, you're no longer counted as  
18 unemployed, even though you still may be unemployed.

19 So if somebody's been unemployed for three years,  
20 they're not counted as being unemployed --

21 MR. PADYK: But then they may not be searching for  
22 work either, so we could go back and forth on that.

23 MS. HARRIS-MARCHESI: But --

24 MR. PADYK: They just may say I'm retired. I'm not  
25 going back, too.



1 MS. HARRIS-MARCHESI: That's not always -- that's  
2 not always the case. I'm just making --

3 MR. PADYK: Okay, but we don't know what the case  
4 is. This is how it's reported.

5 MS. HARRIS-MARCHESI: Exactly. I'm just making a  
6 point. I'm just making --

7 MR. PADYK: I understand, but this is how it's  
8 reported. This is how it's been done year after year  
9 after year. The fact of the matter is, when I needed to  
10 order appliances, I couldn't take it anymore. I called  
11 the manager at the P.C. Richard warehouse, and I said,  
12 you know, it's been three weeks to get a stove shipped,  
13 and he told me point blank, my staff left because  
14 unemployment benefits, which is more than I can pay them,  
15 and so I am limited to how I can ship things.

16 Now, that has caused a major problem in price  
17 escalation and also delivery and, again, to maintaining  
18 the product.

19 MS. HARRIS-MARCHESI: Well, I think one of the  
20 things to do with supply chain, actually, where you're  
21 not exactly correct, has to do with the manufacturing of  
22 things, particularly that are in China and otherwise,  
23 but --

24 MR. PADYK: But there's nobody in the warehouse.  
25 You missed the point.



1 MS. HARRIS-MARCHESI: Please stop interrupting.

2 MR. PADYK: You missed the point.

3 MS. HARRIS-MARCHESI: Please stop interrupting me.

4 Let me finish what I'm saying. I did not interrupt you.

5 There has been a huge problem in China to do with a lot

6 of the chips that are made that go into a lot of the

7 different appliances and also the ability to make things

8 in China and other countries where COVID really hit

9 probably heavier than here.

10 MR. PADYK: Again, that may be true, but I'm telling

11 you directly, from the source of the warehouses, we have

12 the appliances. We can't deliver them on time because

13 the people are at home collecting a \$600 unemployment

14 (indiscernible) benefit that's more than I can pay them.

15 That's just a fact, so we can argue back and forth, but I

16 live this every day. You don't, so I'm telling you what

17 the reality is.

18 MR. RYCHLOWSKI: I think it's rather astounding that

19 you're saying the reason for high unemployment is because

20 people are too lazy, essentially, and the opinion of --

21 MR. PADYK: The president was on TV today --

22 MR. RYCHLOWSKI: -- the opinion -- can you let

23 someone else speak?

24 MR. PADYK: Go ahead.

25 MR. RYCHLOWSKI: The opinion of one P.C. Richard



1 manager doesn't equate to a lot.

2 MR. PADYK: Excuse me. The president was on TV  
3 today, and even he admitted that the enhanced  
4 unemployment people are keeping people from going back to  
5 work. He even admitted it, so it's not just me. That's  
6 the top dog.

7 MR. MILLER: Okay. Folks, I think the point is well  
8 taken on both sides.

9 MR. PADYK: Thank you.

10 MR. MILLER: So let's --

11 MR. COHEN: Just hand it off, just hand it off.  
12 There are seven million jobs that are unfulfilled out  
13 there, so that's some indication.

14 MR. MILLER: Is there anyone else ready set to  
15 speak?

16 MR. PADYK: I guess that's me.

17 MR. MILLER: I got you.

18 MR. FERRARA: No, no, no. This is James --

19 MR. MELKONIAN: May I ask a question?

20 MR. MILLER: Go ahead.

21 MR. MELKONIAN: Just wondering if the Long Beach  
22 landlords got any of the PPP loans that turned out to be  
23 grants.

24 MR. PADYK: (Indiscernible) was exempt from it.

25 MR. COHEN: He can't get it. Landlords can't get



1 the PPP.

2 MR. PADYK: Real estate's exempt from it. Congress  
3 purposely wrote it in because it's wrong.

4 MR. MILLER: Okay. Anyone else? All right. Are  
5 there any other matters?

6 MR. RYCHLOWSKI: Did we have a letter from  
7 Legislator Boyne which was not read into the record?

8 MR. FERRARA: Yes. We have no more speakers. We  
9 have a letter from Legislator Boyne. This was a letter  
10 emailed to the Nassau County Rent Guideline Board, dated  
11 March 23rd, 2021, addressed to Mr. Miller.

12 "Dear Mr. Miller, the year 2020 was a trying  
13 time for our county as we dealt with the  
14 widespread consequences of COVID-19. To date,  
15 there have been 161,408 confirmed cases of  
16 COVID-19 in Nassau County, including 3,017  
17 COVID-related deaths. Although infection rates  
18 and fatalities have thankfully decreased in  
19 2021, our residents continue to bear the medical  
20 and economic burdens of this ongoing pandemic.  
21 Many families are coping with reduced incomes  
22 while still trying to provide for their loved  
23 ones. A rent increase for upcoming one- and  
24 two-year leases would be a crushing hardship for  
25 families who are just beginning to recover



1           amidst this pandemic. Therefore, I ask that  
2           there be no rent increases for the 2021/2022  
3           period of consideration. I am confident that  
4           doing so will allow families to remain in their  
5           homes as tenants throughout the upcoming years.  
6           I thank you for your attention to this matter  
7           sincerely."

8           MR. MILLER: Thank you. Thank you, Mr. Ferrara.  
9           Any other matters? Okay. Our next meeting is going to  
10          be on Monday, May 24th. It will be starting at 7:30.  
11          There being no other comments on matters, do I have a  
12          motion for adjournment?

13          MS. HARRIS-MARCHESI: Motion for adjournment.

14          MR. STEIN: Seconded.

15          MR. MILLER: Seconded by?

16          MR. STEIN: I second.

17          MR. RYCHLOWSKI: Aye.

18          MR. MILLER: Barry seconded. All in favor, aye?

19          IN UNISON: Aye.

20          MR. MILLER: Thank you all, ladies and gentlemen.  
21          Be safe, and we'll see you on the 24th. Thanks again.

22          MR. STEIN: Stay well, Michael. Thank you.

23          [END RECORDING]

24

25



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

1  
2 The prior proceedings were transcribed from audio  
3 files and have been transcribed to the best of my  
4 ability. I further certify that I am not connected by  
5 blood, marriage or employment with any of the parties  
6 herein nor interested directly or indirectly in the  
7 matter transcribed.

8  
9 Signature

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11  
12 Date May 17, 2021

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	14:1	6:1;12:8	<b>Clear (2)</b>	13:1
<b>\$</b>	<b>ANDREW (1)</b>	<b>Boyne (2)</b>	7:2;8:3	<b>deaths (1)</b>
	2:9	13:7,9	<b>COHEN (4)</b>	13:1
<b>\$300 (1)</b>	<b>Andy (1)</b>	<b>bridges (1)</b>	2:9,9;12:1,2	<b>decreased (1)</b>
8:2	2:9	6:3	<b>collecting (1)</b>	13:1
<b>\$600 (2)</b>	<b>anymore (1)</b>	<b>broken (1)</b>	11:1	<b>definitely (1)</b>
8:2;11:1	10:1	9:4	<b>coming (4)</b>	9:1
	<b>appliances (3)</b>	<b>budget (1)</b>	6:1,5;8:1,1	<b>deliver (1)</b>
<b>[</b>	10:1;11:1,7	6:1	<b>commencing (1)</b>	11:1
	<b>approve (2)</b>	<b>budgets (2)</b>	3:1	<b>delivered (1)</b>
<b>[END (1)</b>	4:1,1	6:5;7:1	<b>comments (1)</b>	9:1
14:2	<b>April (2)</b>	<b>building (1)</b>	14:1	<b>delivery (1)</b>
<b>[START (1)</b>	5:2;6:2	7:1	<b>commutes (1)</b>	10:1
2:1	<b>argue (1)</b>	<b>buildings (1)</b>	6:4	<b>demand (1)</b>
	11:1	7:1	<b>conducting (1)</b>	9:5
<b>A</b>	<b>arrears (1)</b>	<b>burdens (1)</b>	3:1	<b>designated (1)</b>
	7:1	13:2	<b>confident (1)</b>	3:2
<b>ability (2)</b>	<b>article (5)</b>	<b>buy (1)</b>	14:3	<b>determine (1)</b>
4:2;11:7	6:2;8:1,6,7,9	9:6	<b>confirmed (1)</b>	3:1
<b>accommodations (1)</b>	<b>associate (1)</b>		13:1	<b>DHCR (2)</b>
3:1	3:4	<b>C</b>	<b>Congress (1)</b>	3:5,7
<b>accounting (3)</b>	<b>astounding (1)</b>		13:2	<b>DHCR's (1)</b>
6:2;8:6,7	11:1	<b>calculate (1)</b>	<b>consequences (1)</b>	3:2
<b>Act (1)</b>	<b>astronomical (1)</b>	9:1	13:1	<b>differ (1)</b>
3:1	7:1	<b>called (1)</b>	<b>consideration (1)</b>	8:7
<b>actually (2)</b>	<b>attention (1)</b>	10:1	14:3	<b>different (1)</b>
9:1;10:2	14:6	<b>can (13)</b>	<b>continue (1)</b>	11:7
<b>ad (1)</b>	<b>attorney (2)</b>	4:3;5:1,2,2,7;6:2;8:4,	13:1	<b>dime (1)</b>
7:4	3:5,7	5:10:1,1;11:1,1,2	<b>coping (1)</b>	6:2
<b>Adam (3)</b>	<b>aware (4)</b>	<b>carrot (1)</b>	13:2	<b>directive (1)</b>
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14:1,1	<b>B</b>	13:1	<b>County (8)</b>	9:1
<b>adjustments (1)</b>		<b>Cathryn (2)</b>	2:3;3:1;4:2,3,5;13:1,	<b>disperse (1)</b>
3:1	<b>Back (6)</b>	2:1,1	1,1	8:9
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<b>admitted (2)</b>	<b>background (1)</b>	<b>ceasing (1)</b>	<b>COVID (1)</b>	<b>dollars (2)</b>
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<b>affecting (1)</b>	<b>Barry (3)</b>	<b>Center (1)</b>	<b>COVID-19 (3)</b>	<b>done (1)</b>
8:2	2:2,2;14:1	6:5	3:1;13:1,1	10:8
<b>affects (2)</b>	<b>Beach (3)</b>	<b>chain (2)</b>	<b>COVID-related (1)</b>	<b>down (1)</b>
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<b>again (3)</b>	<b>bear (1)</b>	<b>Chairman (1)</b>	<b>crisis (1)</b>	<b>During (2)</b>
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<b>ahead (9)</b>	<b>beg (1)</b>	<b>chance (1)</b>	<b>crushing (1)</b>	
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11:2;12:2	<b>beginning (1)</b>	<b>channel (2)</b>	<b>currently (2)</b>	
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<b>allow (1)</b>	8:2;11:1	6:6	<b>D</b>	8:1
14:4	<b>benefits (1)</b>	<b>China (3)</b>		<b>economic (1)</b>
<b>allows (1)</b>	10:1	10:2;11:5,8	<b>date (1)</b>	13:2
3:1	<b>billion (3)</b>	<b>chips (1)</b>	13:1	<b>economy (1)</b>
<b>along (1)</b>	6:1,1,1	11:6	<b>dated (1)</b>	7:5
4:1	<b>blank (1)</b>	<b>City (3)</b>	13:1	<b>effect (1)</b>
<b>Although (1)</b>	10:1	6:1,8;8:2	<b>day (1)</b>	6:1
13:1	<b>Board (8)</b>	<b>claims (1)</b>	11:1	<b>effort (1)</b>
<b>always (2)</b>	2:4,5;3:1;4:2,4,6,9;	7:4	<b>dealt (1)</b>	3:1
10:1,2	13:1	<b>clarify (1)</b>	13:1	<b>either (2)</b>
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