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NEW YORK STATE DEPARTMENT OF
HOMES AND COMMUNITY RENEWAL

NASSAU COUNTY RENT GUIDELINES BOARD

MEETING

MONDAY, APRIL 25, 2022

1 MR. MICHAEL MILLER: Good evening, ladies and
2 gentlemen. Welcome to the Nassau County Rent Guidelines
3 Board scheduling session today. We welcome everyone. We
4 certainly apologize for the delay. That was due to some
5 technical issues with Zoom.

6 Ladies and gentlemen, have you had a chance to --
7 well, let me first of all introduce the members of the
8 Board.

9 Board members, go ahead in alphabetical order.

10 MS. JEANNETTA ALEXANDER: I think it's me.

11 MR. ROBERT RYCHLOWSKI: Yeah.

12 MS. ALEXANDER: Jeannetta -- Jeannetta Alexander,
13 public member.

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

15 MR. GARRETT GRAY: Garrett Gray, public member.

16 MS. CATHRYN HARRIS-MARCHESI: Cathryn Harris-
17 Marchesi, tenant member.

18 MR. ADAM MAHONEY: Adam Mahoney --

19 MR. MARTIN MELKONIAN: Martin Melkonian, public
20 member.

21 MR. MAHONEY: Adam Mahoney --

22 MR. MELKONIAN: Sorry, Adam.

23 MR. MAHONEY: -- public member. It's okay.

24 MR. RYCHLOWSKI: Robert Rychlowski, tenant member.

25 MR. MILLER: Is that it?

1 MR. BARRY STEIN: Barry Stein, owners member.

2 MR. MILLER: And I'm Mike Miller, and I'm a public
3 member.

4 We go ahead to the staff. Please go ahead and
5 introduce yourselves.

6 MR. JAMES FERRARA: James Ferrara, associate
7 attorney DHCR.

8 MR. HAN LI: Han Li, senior attorney at DHCR, James'
9 assistant.

10 MR. MICHAEL GUTTENTAG: And this is Michael
11 Guttentag, technically I'm of counsel right now, but I
12 will be back at DHCR on Monday. Let's go forward.

13 MR. MILLER: Okay. Welcome everyone. Again, thanks
14 for your patience, and due to the technical delays, we're
15 starting a little bit later. This is not our normal
16 practice, but please bear with us. Has everyone had a
17 chance to review the meeting for the -- the minutes for
18 the last meeting?

19 MR. RYCHLOWSKI: Yes. Move to accept.

20 MR. MILLER: Robert. Second?

21 MR. MELKONIAN: Second.

22 MR. MILLER: Who's that? Adam?

23 MR. MELKONIAN: Martin.

24 MR. MILLER: Oh, Marty (phonetic). Marty.

25 All in favor, aye.

1 IN UNISON: Aye.

2 MR. MILLER: Any opposed? No. Okay. Ayes have it.

3 All right, folks. So we're going to be booking four
4 meetings, and then we're going to have a rain date
5 meeting. We're going to try to do the meetings, one or
6 two in May, one or two in June, and then we're going to
7 look to have -- wrap up no later than the week of June
8 20th. And the voting should be no later than the 27th.

9 Now off the bat, I'm only going to be available
10 Monday through Wednesday during this season
11 unfortunately. Hopefully, that doesn't impede us too
12 much. But I'm available Monday, Tuesday, Wednesdays,
13 right through starting in May. So let's look at the
14 first week -- sorry -- starting the week of May 16th.
15 I'm -- like I said, I'm all Monday, Tuesday, Wednesday.
16 I -- what is your possibilities?

17 MR. RYCHLOWSKI: Could I interject for a second?

18 MR. MILLER: Sure, Rob. Go ahead.

19 MR. RYCHLOWSKI: I think we should work backwards
20 because we're going to have to go -- we're going to need
21 like a week to digest the income and expense reports. So
22 we're going to need to know when we're going to get those
23 so we can set up like a -- the -- the -- you know, the
24 presentation meeting like a week after that.

25 MR. MILLER: Well, I'm told that we're going to have

1 them available by the week of the 20th.

2 MR. FERRARA: Yeah, you'll actually have them the
3 week of the 13th.

4 MR. MILLER: The 13th. Okay. Even better.

5 MR. FERRARA: So we could do the present meeting the
6 week of the 20th.

7 MR. RYCHLOWSKI: Okay. Do you want to go for that
8 first, then?

9 MR. MILLER: No, I think --

10 MR. RYCHLOWSKI: We could work backwards if you
11 want.

12 MR. MILLER: Okay. It doesn't matter. It doesn't
13 matter. Whatever works for you works for me.

14 Everybody in favor of setting up the presentation
15 meeting -- the voting meeting first then?

16 UNIDENTIFIED SPEAKER: Sure.

17 MR. MILLER: All right.

18 MR. RYCHLOWSKI: For presentation or the vote?

19 MR. MILLER: You want to do the presentation first?
20 Either way, it's good with me.

21 MR. RYCHLOWSKI: Well, normally, we do the
22 presentation obviously before the vote. Yeah.

23 MR. MILLER: Right. But since we know we have
24 the -- we have the -- we have the figures by the 13th, so
25 then we are open to set the schedule. We just need a few

1 days to digest it. So tell you what. Why don't we do it
2 the traditional way, then. Let's start with getting the
3 meetings in, and then we go to the presentation, and then
4 the vote.

5 MR. RYCHLOWSKI: Okay.

6 MR. MILLER: All right.

7 MR. RYCHLOWSKI: Also, one more -- one more thing I
8 wanted to interject. We haven't had anybody showing up
9 at the North Shore meetings. I don't want to rule them
10 out for the future, but seeing as the last time we had a
11 live meeting over there, we had nobody testify. I'm
12 thinking about maybe we should skip the North Shore this
13 year.

14 MR. MILLER: All right. So we have got confirmation
15 so far for Long Beach, Hamstead, and was it -- was it --

16 MR. FERRARA: Minneola.

17 MR. MILLER: Minneola. Those are all available.
18 And I think Roseland, you said?

19 MR. FERRARA: Great Neck said they would --

20 MR. MILLER: Great Neck.

21 MR. FERRARA: -- host us.

22 MR. MILLER: So I mean --

23 MR. RYCHLOWSKI: Oh, okay. There we go. There's
24 Great Neck then. Okay.

25 MR. MILLER: So we could --

1 UNIDENTIFIED SPEAKER: Michael, there's one problem
2 that I have. I am not going to be in town from the --
3 June 25th on. So our vote is going to be in person,
4 correct?

5 MR. MILLER: Yes. We're -- we're -- we have all in-
6 person meetings at this point. What we did discuss
7 though possibly if -- if for some reason we have a
8 scheduling issue or a rain date, then we could
9 potentially do a Zoom meeting. That's subject to
10 approval, you know, if everybody's in favor.

11 UNIDENTIFIED SPEAKER: Okay.

12 MR. MILLER: All right. So let's get the scheduling
13 off, and then we work our way down then. Is anyone -- is
14 everyone available May 16th, 17th, or 18th?

15 MR. RYCHLOWSKI: I am not available the 16th.

16 UNIDENTIFIED SPEAKER: What date? What date is
17 the -- if it's a Wednesday, I can't make it.

18 MR. MILLER: Okay. So -- so the 16th is a Monday.
19 The 18th is a Wednesday.

20 Is everybody available Tuesday the 17th?

21 MR. RYCHLOWSKI: I am, yes.

22 UNIDENTIFIED SPEAKER: Sure, yeah.

23 UNIDENTIFIED SPEAKER: Yup.

24 UNIDENTIFIED SPEAKER: Yes.

25 UNIDENTIFIED SPEAKER: Yes.

1 MR. MILLER: So we can go with Tuesday, May 17th?

2 UNIDENTIFIED SPEAKER: Yes.

3 MR. MILLER: Okay. So Tuesday -

4 MR. RYCHLOWSKI: -- May 17th is the first date. All
5 right.

6 Let's skip over to the next week. What's your
7 availability May -- Monday, May 23rd; Tuesday, 24th; or
8 Wednesday the 25th?

9 UNIDENTIFIED SPEAKER: Good all days.

10 UNIDENTIFIED SPEAKER: Me too.

11 UNIDENTIFIED SPEAKER: Me too.

12 UNIDENTIFIED SPEAKER: I'm good all days.

13 MR. MILLER: Anyone not available for any of those
14 dates?

15 MR. RYCHLOWSKI: The 25th does not work for me.

16 MR. FERRARA: James, just a note, the 23rd, I will
17 not be around. I don't know if you want to have Han vote
18 it in if that's the date.

19 MR. LI: Yeah, that's okay. We'll -- I could do it.

20 MR. FERRARA: Okay.

21 MR. MILLER: You want to do Monday the 23rd? Is
22 that good?

23 UNIDENTIFIED SPEAKER: That's fine for me.

24 MR. MILLER: Yeah, okay. So Monday -- so Monday,
25 May 23rd is the second date.

1 UNIDENTIFIED SPEAKER: Fine with me.

2 MR. MILLER: Fine. Okay, great. Okay. Look like
3 we're getting everything earlier this year. Do we want
4 to go over to the last week of May into June 1st? May
5 30th would be Monday, and June 1st would be Wednesday.

6 UNIDENTIFIED SPEAKER: May 30th is a holiday.

7 UNIDENTIFIED SPEAKER: Right.

8 MR. MILLER: Okay.

9 UNIDENTIFIED SPEAKER: Are we doing three public
10 meetings or two? Is this a rain date you're talking
11 about?

12 MR. MILLER: We're looking for rain date. I'm
13 sorry. I should have said that. Can we have June --
14 Wednesday, June 1st be a rain date?

15 UNIDENTIFIED SPEAKER: That's fine.

16 MR. RYCHLOWSKI: Wednesday doesn't work for me.

17 MR. MILLER: Wednesday doesn't work? Okay. Let's
18 skip to -- what about June 6th? That's a Monday.

19 UNIDENTIFIED SPEAKER: Fine for me.

20 MR. MILLER: Anyone opposed?

21 UNIDENTIFIED SPEAKER: Good here.

22 UNIDENTIFIED SPEAKER: That's fine.

23 MR. MILLER: Okay. So we have Monday, June 6th as
24 the rain date.

25 UNIDENTIFIED SPEAKER: Okay.

1 MR. MILLER: All right. So we're going to move to
2 presentation. It's -- the data has got to be available
3 on the 13th. We do need some time to digest it. What
4 about the 15th -- Wednesday the 15th?

5 UNIDENTIFIED SPEAKER: That sounds --

6 MR. RYCHLOWSKI: Wednesdays are not good for me.

7 MR. MILLER: Wednesday's not good.

8 UNIDENTIFIED SPEAKER: Are you playing volleyball,
9 Robert?

10 MR. RYCHLOWSKI: I didn't say that. I have
11 important meetings to attend.

12 MR. FERRARA: I don't know if we're going to have
13 the data exactly on the 13th. I was told the week of the
14 13th, so it's safe to make the present the week of the
15 20th.

16 MR. MILLER: Okay.

17 MR. FERRARA: Given Adam's --

18 MR. MILLER: The June 20th through maybe Wednesday,
19 June 22nd?

20 MR. FERRARA: Yeah. I think, and given Adam's
21 problem, we should probably vote on the 22nd.

22 MR. STEIN: I'm okay for the 22nd. Barry speaking.

23 MR. MILLER: All right. So everybody's good for --
24 what about the presentation hearing though? That has to
25 come before the vote.

1 MR. FERRARA: Right.

2 MR. MILLER: So are we good for Monday the 25th?

3 UNIDENTIFIED SPEAKER: (Indiscernible), right?

4 UNIDENTIFIED SPEAKER: I'm not good the 20th. I
5 could do it the 21st.

6 MR. MILLER: Is anybody not good for the 21st?

7 MR. STEIN: 21st is fine for me. Barry speaking.

8 UNIDENTIFIED SPEAKER: The first day of summer.

9 MR. MILLER: So it's Tuesday. So the presentation
10 is going to be Tuesday, June 21st.

11 UNIDENTIFIED SPEAKER: Okay by me.

12 MR. MILLER: Okay. And we can vote on Wednesday the
13 22nd?

14 MR. RYCHLOWSKI: I can't. Wednesdays are hard for
15 me.

16 MR. MILLER: Oh, Wednesdays are hard for you. Okay.
17 So --

18 UNIDENTIFIED SPEAKER: Thursday the 23rd?

19 MR. MILLER: Adam, you're going to be away from --

20 MR. MAHONEY: I'm leaving the 25th, so I'm available
21 the 23rd.

22 UNIDENTIFIED SPEAKER: Yeah, that's good for me.

23 UNIDENTIFIED SPEAKER: That's fine for me.

24 UNIDENTIFIED SPEAKER: Yeah, it's not good for Mike.

25 UNIDENTIFIED SPEAKER: June 23rd is fine for me.

1 MR. MILLER: It's not good for me --

2 UNIDENTIFIED SPEAKER: (Indiscernible).

3 UNIDENTIFIED SPEAKER: Someone said it's not good.

4 MR. MILLER: It's not good for me, but I'll make
5 it -- I'll -- if that's -- if everybody else is
6 available, then I'll have to make it happen. It's not a
7 good day, but I'll make it happen.

8 UNIDENTIFIED SPEAKER: Okay. Thank you, Michael.

9 UNIDENTIFIED SPEAKER: Michael, you trying to
10 instill guilt here or what?

11 MR. MILLER: Yeah, I'm trying to make you feel
12 guilty. Come on.

13 UNIDENTIFIED SPEAKER: I'm going to make you an
14 honorary Jew.

15 UNIDENTIFIED SPEAKER: The 23rd, what day is that if
16 I can ask?

17 UNIDENTIFIED SPEAKER: It's a Thursday.

18 UNIDENTIFIED SPEAKER: Thursday is fine.

19 MR. MILLER: All right. So -- all right. So it's
20 going to be -- the presentation's going to be Thursday,
21 June 23rd.

22 UNIDENTIFIED SPEAKER: No, I thought that's going to
23 be --

24 UNIDENTIFIED SPEAKER: That's going to be the vote.

25 UNIDENTIFIED SPEAKER: That's going to be the vote.

1 MR. MILLER: I'm sorry. The vote is going to be
2 Thursday, June 23rd.

3 MR. FERRARA: I have 6/21/22 for the presentation;
4 is that correct?

5 MR. MILLER: That's correct.

6 MR. FERRARA: And the vote --

7 UNIDENTIFIED SPEAKER: Yeah, 6/21 presentation.
8 June 23rd vote. Okay.

9 UNIDENTIFIED SPEAKER: Thank you.

10 MR. MILLER: So we're all good so far? Let me
11 recap.

12 UNIDENTIFIED SPEAKER: Okay.

13 MR. MILLER: Tuesday, May 17. Monday, May 23rd.
14 Thursday, June -- my own writing. June 6th.

15 UNIDENTIFIED SPEAKER: That's a rain date.

16 MR. MILLER: Rain date. And then we have June 21
17 for the presentation and the -- no.

18 UNIDENTIFIED SPEAKER: 23rd, you're right, for the
19 vote.

20 UNIDENTIFIED SPEAKER: 23rd.

21 MR. MILLER: 23rd. Thursday is going to be the
22 vote. Okay. Are we all good?

23 UNIDENTIFIED SPEAKER: Yes.

24 MR. MILLER: All right. We are going to start at
25 7:30 sharp.

1 MR. RYCHLOWSKI: Locations?

2 MR. MILLER: Locations to be determined. We do have
3 open locations. Like I said, Long Beach, Hamstead, Great
4 Neck, and Mineola. We're proposing Mineola for the --
5 for the vote.

6 UNIDENTIFIED SPEAKER: I would like Long Beach to be
7 one of the public meetings, and Hamstead to be the other
8 one.

9 UNIDENTIFIED SPEAKER: Yes.

10 UNIDENTIFIED SPEAKER: Well, what about the others?
11 What about -- you know, we've had it in Manhasset. We
12 haven't had it there. There's a number of places we
13 haven't had it yet.

14 UNIDENTIFIED SPEAKER: Hamstead has one of the
15 biggest rental populations. I think -- I think Hamstead
16 and Long Beach are crucial for that because those are
17 where two of the biggest landlords are -- I mean, where
18 the biggest rentals are.

19 MR. STEIN: Question.

20 UNIDENTIFIED SPEAKER: (Indiscernible).

21 MR. STEIN: What's the protocol -- this is Barry
22 speaking. What's the protocol for masks and what have
23 you with what's going on?

24 MR. MILLER: Okay. So my understanding is that the
25 legislative -- the legislative -- the chambers at this

1 point, they do not require masks. I'm not sure about the
2 other locations.

3 UNIDENTIFIED SPEAKER: Yeah, that's correct. I
4 will --

5 MR. STEIN: I will tell you something. I think in
6 today's world -- I mean, I'm -- I'm vaccinated up, so
7 I'm -- I'm okay, but depending on where we're going and
8 the density, I think that we should at least require
9 masks. I mean, I went into the city. You couldn't
10 believe what they put us through for masks and proof of
11 vaccination. But I -- I think -- I really think we
12 should have at least a requirement of masks. I don't
13 know who's vaccinated or not. You can have a lot of
14 people where ventilation isn't so great. If in fact you
15 want to go to that density of Hamstead or Long Beach or
16 Great Neck.

17 MR. RYCHLOWSKI: I think we should leave it up to
18 the individual venue instead of us determining it for
19 them.

20 MR. STEIN: I don't know. I don't know if I agree
21 with that. I just -- I disagree with that. There's no
22 reason why we can't have someone sit for an hour or so
23 for what it's going to take to wear masks to make
24 everyone feel comfortable.

25 MR. RYCHLOWSKI: Well, certainly, I think whoever's

1 speaking should be socially distanced at least.

2 MR. STEIN: If we're going to be --

3 MR. RYCHLOWSKI: I don't think that should be a
4 problem.

5 MR. STEIN: Then could that be a problem if you
6 have -- start having a number of people coming in. What
7 are you -- how are you going to handle that if you're in
8 Hamstead? Long Beach is not difficult because it's --
9 it's wide open. Hamstead is not really to a certain
10 extent.

11 UNIDENTIFIED SPEAKER: Are we talking the town of
12 Hamstead or the village of Hamstead?

13 UNIDENTIFIED SPEAKER: The town of Hamstead, which
14 is --

15 UNIDENTIFIED SPEAKER: The town of Hamstead, you
16 are -- they are far back.

17 MR. MILLER: In the pavilion there, there's
18 certainly sufficient space --

19 UNIDENTIFIED SPEAKER: Yes.

20 MR. MILLER: -- and people will be socially
21 distanced.

22 MR. STEIN: What are some of -- what are some of the
23 public members -- what does Jeannetta think? You know, I
24 can't see anyone. Or what does Adam think about that?
25 Or what does Martin think about that? In terms of where

1 we have the meeting, and if we do have it, at least masks
2 should be required. Forget about vaccinations. And we
3 don't know if people are going to be vaccinated or not.
4 So -- and by the way, it's not getting better. I mean,
5 I'm okay. But I still wear masks to certain places I go
6 to.

7 MS. ALEXANDER: I mean, I always wear a mask
8 regardless. So I'm of the theory people could do what
9 they want to do, but I'm going to wear a mask.

10 MR. STEIN: Yeah, I am, too.

11 MS. ALEXANDER: An N95. And I'm vaccinated and
12 boosted. I always wear a mask.

13 MR. MILLER: I personally wear a mask all the time.
14 So why don't we do this? James, could you just check the
15 protocols for me on the masks, and then we could always
16 get back? Because we do have a rain date if there's an
17 issue. Because this is not something we can --

18 MR. FERRARA: Okay.

19 MR. MILLER: -- just wait on the phone at this
20 point.

21 UNIDENTIFIED SPEAKER: Okay.

22 MR. FERRARA: Yeah, I'll check the protocols of each
23 venue. So far, I'm thinking Long Beach, Great Neck, the
24 pavilion in Hamstead for the present, and Mineola for the
25 vote. Mineola told me masks are optional. I don't know

1 how I could require the public other than in the combined
2 notice that I send out, I could say masks required, but I
3 don't know --

4 MR. RYCHLOWSKI: Or recommended at least, you could
5 say.

6 MR. FERRARA: Just those -- those four venues, we
7 are set back from the public.

8 MR. STEIN: If you can -- if you can't say that --
9 so if you can't say that it's required -- I wouldn't use
10 the word optional. I would recommend suggest.

11 MR. FERRARA: Recommended? Use the word
12 recommended?

13 MR. STEIN: Yeah, something like that. If required
14 becomes a problem, then let's just say that. You know,
15 so that's all.

16 MS. ALEXANDER: I'll be honest with you. Legally, I
17 don't know if the venue can side-step whatever the
18 regulating body requires them to do.

19 MR. STEIN: Yeah, I agree with you.

20 MS. HARRIS-MARCHESI: Especially in a public venue.

21 MS. ALEXANDER: Right.

22 UNIDENTIFIED SPEAKER: Yeah.

23 MS. HARRIS-MARCHESI: If it was a private venue,
24 that would be different. You're running into
25 constitutional issues, Barry.

1 MS. ALEXANDER: Right.

2 UNIDENTIFIED SPEAKER: What's interesting, I don't
3 know if the Nassau County legislature has passed any laws
4 that require masks in public settings.

5 MR. STEIN: I can do some research on it next week,
6 and I'll let you guys know if you'd like me to.

7 UNIDENTIFIED SPEAKER: Right. I think the --

8 UNIDENTIFIED SPEAKER: That's the starting point.

9 MR. GUTTENTAG: The law is going to govern here. We
10 cannot circumvent the law.

11 MR. MILLER: I totally agree, and that's -- that's
12 my point. Whereas we'd like it to be -- use certain
13 words like recommended, I don't know that we have a
14 footing to supersede anything that the government really
15 mandates or recommends. So just let's leave it at that.
16 Hopefully, you research it, and the venue can say it's
17 required or recommended. Then we go with that. I --

18 MS. HARRIS-MARCHESI: The best that could be -- the
19 best that could be done -- as a federal constitutional
20 attorney of 20 years, the best that could be done around
21 that, Barry, is if you're particularly uncomfortable, we
22 can always give you a reasonable accommodation to be
23 virtual. But you -- a -- it's going to be a --

24 MR. STEIN: No, I'm --

25 MS. HARRIS-MARCHESI: -- what the -- what the law

1 is.

2 MR. STEIN: Suggestion. From a landlord's point of
3 view, I'm okay with Long Beach, obviously. I'm okay with
4 Hamstead. But instead of Great Neck, why not see if we
5 can do it in Mineola?

6 MS. HARRIS-MARCHESI: I would be good with that. I
7 would be good with that. In Great Neck, we've had very,
8 very few people show. So I'm -- I'm -- I'm cool with
9 that.

10 UNIDENTIFIED SPEAKER: Yeah, last time we had it in
11 Manhasset there was -- no one showed up. I remember that
12 distinctly. That's why I was thinking Great Neck.

13 UNIDENTIFIED SPEAKER: Let's do Mineola twice then
14 for the vote and for the presentation.

15 MR. STEIN: Well, it's -- it's spread out. It's --
16 it's central. That's my point. It's very sort of right
17 in the middle. So yeah. If we're going to Long Beach
18 and -- and then Hamstead. Mineola - look, it's sort of
19 central in the middle. And I sort of like that. But you
20 know, we'll -- we'll see what we can do. But I just
21 wanted to voice the opinion. That's all.

22 MR. MILLER: Not a problem.

23 UNIDENTIFIED SPEAKER: Well, I'll see about
24 availability, but we could certainly do -- let's say the
25 May 23rd meeting in Mineola instead of the North.

1 MR. STEIN: Okay.

2 UNIDENTIFIED SPEAKER: I just thought --

3 MR. STEIN: (Indiscernible) as long as we cover Long
4 Beach and Hamstead, if we could do Mineola. It's sort of
5 central. It makes life a little easier, and it's also
6 spread out to the point where it's beneficial from a
7 safety standpoint. So that's all.

8 UNIDENTIFIED SPEAKER: That's fine.

9 MR. MILLER: I'm okay with that. Everybody okay
10 with that?

11 UNIDENTIFIED SPEAKER: That works. Yeah.

12 MR. MILLER: All right, super. All right. Do I
13 have a motion for adjournment?

14 UNIDENTIFIED SPEAKER: Motion for adjournment.

15 UNIDENTIFIED SPEAKER: One second more, Michael. I
16 think Andy wanted to address the Board.

17 MR. COHEN: Yeah.

18 MR. MILLER: Oh, I'm sorry. Go ahead, Andy.

19 MR. COHEN: It won't take two or three minutes, but
20 I just have to bring you up to date. So we've always had
21 a plan that we were going to move closer to the kids, and
22 we decided that we're going to move, and we're going to
23 be moving out of state at the end of June. So therefore,
24 I had to tender my resignation to -- to the Division of
25 Housing. I'm also actually on the New York State Board

1 for Public Accountancy as the vice chair, which is a very
2 active regulatory board, and I had to resign as well. So
3 it's kind of bittersweet for me. I will be staying on
4 this through this session one more time to advocate for
5 the landlords, of course.

6 I do want to mention I've been on this board for
7 seven -- for 17 or 18 years and saw many changes over the
8 years. I recognize that most -- many of us have
9 competing interests, but we're always -- we always kept
10 it civil and professional, and I thank everybody for
11 that.

12 And I also want to thank Barry for mentoring me when
13 I was a young buck and they took me in about 18 years
14 ago. So thank you, Barry.

15 And --

16 MR. STEIN: You're welcome, but I'm not letting you
17 leave.

18 MR. COHEN: And once we get through this, of course,
19 I wish you all well for the future. And I will miss
20 being on this board, as well as the state board for
21 public accountancy. But life moves on.

22 My kids live out of town, and it's time to get close
23 to them. I'm mostly retired. My wife is retiring from
24 the school in June. And we're just moving on.

25 So I want to thank everybody for everything for over

1 the years. But you haven't heard the last of met yet.

2 UNIDENTIFIED SPEAKER: I was afraid of that.

3 MR. MILLER: Andy --

4 MS. HARRIS-MARCHESI: You'll be missed. You'll be
5 missed.

6 MR. MILLER: You will be. It's heart felt --

7 MS. ALEXANDER: Congratulations.

8 MR. MILLER: Yes. We're happy for you, especially
9 come around the kids. This is something I've been
10 battling with for the last -- I don't know -- four or
11 five years. My kids are over in Arizona. The
12 grandkids -- I know the feeling. It's been something
13 that's been haunting me, and I can't believe you beat me
14 to it, despite --

15 MR. COHEN: We have three grandchildren, two, four,
16 and six. And my older daughter lives in Reston,
17 Virginia. So we'll be -- instead of six hours away,
18 three hours away. And my younger daughter's in the
19 suburbs in Philly, and that's where we're going to.

20 MR. MILLER: Congratulations.

21 UNIDENTIFIED SPEAKER: Congratulations.

22 MR. COHEN: Thank you.

23 UNIDENTIFIED SPEAKER: Congratulations.

24 MR. COHEN: I appreciate that. Thank you.

25 UNIDENTIFIED SPEAKER: We wish the best of luck,

1 Andy.

2 MR. COHEN: But as I said, you haven't heard the
3 last of me.

4 MR. MILLER: I hear you. I'm sure you're going out
5 swinging.

6 Any -- any other comments? Any other comments from
7 anyone?

8 UNIDENTIFIED SPEAKER: No. I think Andy said it
9 all. We should quit while we're ahead.

10 MR. MILLER: Okay.

11 MR. GRAY: Motion to adjourn.

12 MR. MILLER: All right, Garrett.

13 MR. COHEN: I'll make a motion.

14 MR. MILLER: Andy, okay. And all in favor, aye?

15 IN UNISON: Aye.

16 MR. MILLER: All right, guys. I will certainly look
17 forward to seeing you all live in person May 17th. God
18 bless you all. Be safe.

19 Thanks for all your help, staff, Han, James,
20 Michael. We appreciate all that you do definitely. God
21 bless you all.

22 MR. FERRARA: All right. Thank you, Michael.

23 UNIDENTIFIED SPEAKER: Thank you.

24 UNIDENTIFIED SPEAKER: Thank you. It was a pleasure
25 being here.

1 MR. MILLER: And by the way, Han, just for the
2 record, this is how we are all the time. We're nice
3 guys.

4 UNIDENTIFIED SPEAKER: Thank you all. I'll stop
5 recording now.

6 MR. MILLER: Okay. Goodbye everyone.

7 UNIDENTIFIED SPEAKER: Bye, guys. Take care.

8 [END RECORDING]

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

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

Signature

Kathryn Reed

Date June 6, 2022

1	A	battling 23:10
13th 5:3,4,24 10:3,13,14	accept 3:19	Beach 6:15 14:3,6,16 15:15 16:8 17:23 20:3,17 21:4
15 10:4	accommodation 19:22	bear 3:16
15th 10:4	accountancy 22:1,21	beat 23:13
16th 4:14 7:14,15,18	active 22:2	beneficial 21:6
17 13:13 22:7	Adam 2:18,21,22 3:22 11:19 16:24	biggest 14:15,17,18
17th 7:14,20 8:1,4 24:17	Adam's 10:17,20	bit 3:15
18 22:7,13	address 21:16	bittersweet 22:3
18th 7:14,19	adjourn 24:11	bless 24:18,21
1st 9:4,5,14	adjournment 21:13,14	board 2:3,8,9 21:16,25 22:2,6,20
2	advocate 22:4	body 18:18
20 19:20	afraid 23:2	booking 4:3
20th 4:8 5:1,6 10:15,18 11:4	agree 15:20 18:19 19:11	boosted 17:12
21 13:16	ahead 2:9 3:4 4:18 21:18 24:9	bring 21:20
21st 11:5,6,7,10	Alexander 2:10,12 17:7,11 18:16, 21 19:1 23:7	buck 22:13
22nd 10:19,21,22 11:13	alphabetical 2:9	Bye 25:7
23 13:18	ANDREW 2:14	C
23rd 8:7,16,21,25 11:18,21,25 12:15,21 13:2,8,13,20,21 20:25	Andy 2:14 21:16,18 23:3 24:1,8,14	can't 7:17 11:14 15:22 16:24 18:8,9 23:13
24th 8:7	apologize 2:4	care 25:7
25th 7:3 8:8,15 11:2,20	approval 7:10	Cathryn 2:16
27th 4:8	Arizona 23:11	central 20:16,19 21:5
3	assistant 3:9	chair 22:1
30th 9:5,6	associate 3:6	chambers 14:25
6	attend 10:11	chance 2:6 3:17
6/21 13:7	attorney 3:7,8 19:20	check 17:14,22
6/21/22 13:3	availability 8:7 20:24	circumvent 19:10
6th 9:18,23 13:14	aye 3:25 4:1 24:14,15	city 15:9
7	Ayes 4:2	civil 22:10
7:30 13:25	B	close 22:22
	back 3:12 16:16 17:16 18:7	closer 21:21
	backwards 4:19 5:10	Cohen 2:14 21:17,19 22:18 23:15, 22,24 24:2,13
	Barry 3:1 10:22 11:7 14:21 18:25 19:21 22:12,14	combined 18:1
	bat 4:9	comfortable 15:24

comments 24:6**competing** 22:9**confirmation** 6:14**Congratulations** 23:7,20,21,23**constitutional** 18:25 19:19**cool** 20:8**correct** 7:4 13:4,5 15:3**couldn't** 15:9**counsel** 3:11**County** 2:2 19:3**cover** 21:3**crucial** 14:16

D

data 10:2,13**date** 4:4 7:8,16 8:4,18,25 9:10,12,14,
24 13:15,16 17:16 21:20**dates** 8:14**daughter** 23:16**daughter's** 23:18**day** 11:8 12:7,15**days** 6:1 8:9,12**decided** 21:22**delay** 2:4**delays** 3:14**density** 15:8,15**depending** 15:7**determined** 14:2**determining** 15:18**DHCR** 3:7,8,12**didn't** 10:10**difficult** 16:8**digest** 4:21 6:1 10:3**disagree** 15:21**discuss** 7:6**distanced** 16:1,21**distinctly** 20:12**Division** 21:24**doesn't** 4:11 5:12 9:16,17**don't** 6:1,9 8:17 10:12 15:12,20
16:3 17:3,14,25 18:3,17 19:2,13
23:10**due** 2:4 3:14

E

earlier 9:3**easier** 21:5**end** 21:23 25:8**evening** 2:1**everybody's** 7:10 10:23**expense** 4:21**extent** 16:10

F

fact 15:14**favor** 3:25 5:14 7:10 24:14**federal** 19:19**feel** 12:11 15:24**feeling** 23:12**felt** 23:6**Ferrara** 3:6 5:2,5 6:16,19,21 8:16,20
10:12,17,20 11:1 13:3,6 17:18,22
18:6,11 24:22**figures** 5:24**fine** 8:23 9:1,2,15,19,22 11:7,23,25
12:18 21:8**folks** 4:3**footing** 19:14**Forget** 17:2**forward** 3:12 24:17**future** 6:10 22:19

G

Garrett 2:15 24:12**gentlemen** 2:2,6**give** 19:22**God** 24:17,20**good** 2:1 5:20 8:9,12,22 9:21 10:6,7,
23 11:2,4,6,22,24 12:1,3,4,7 13:10,
22 20:6,7**Goodbye** 25:6**govern** 19:9**government** 19:14**grandchildren** 23:15**grandkids** 23:12**Gray** 2:15 24:11**great** 6:19,20,24 9:2 14:3 15:14,16
17:23 20:4,7,12**Guidelines** 2:2**guilt** 12:10**guilty** 12:12**Guttentag** 3:10,11 19:9**guys** 19:6 24:16 25:3,7

H

Hamstead 6:15 14:3,7,14,15 15:15
16:8,9,12,13,15 17:24 20:4,18 21:4**Han** 3:8 8:17 24:19 25:1**handle** 16:7**happen** 12:6,7**happy** 23:8**hard** 11:14,16**Harris-** 2:16**HARRIS-MARCHESI** 2:16 18:20,
23 19:18,25 20:6 23:4**haunting** 23:13**haven't** 6:8 14:12,13 23:1 24:2**hear** 24:4**heard** 23:1 24:2**hearing** 10:24**heart** 23:6**holiday** 9:6

honest 18:16	June 4:6,7 7:3 9:4,5,13,14,18,23 10:18,19 11:10,25 12:21 13:2,8,14, 16 21:23 22:24	Manhasset 14:11 20:11
honorary 12:14		Marchesi 2:17
host 6:21		Martin 2:19 3:23 16:25
hour 15:22		Marty 3:24
hours 23:17,18		mask 17:7,9,12,13
Housing 21:25		masks 14:22 15:1,9,10,12,23 17:1, 5,15,25 18:2 19:4
	K	matter 5:12,13
		meeting 3:17,18 4:5,24 5:5,15 6:11 7:9 17:1 20:25
	kids 21:21 22:22 23:9,11	meetings 4:4,5 6:3,9 7:6 9:10 10:11 14:7
	kind 22:3	Melkonian 2:19,22 3:21,23
		member 2:13,14,15,17,20,23,24 3:1,3
	L	members 2:7,9 16:23
impede 4:11	ladies 2:1,6	mention 22:6
important 10:11	landlords 14:17 22:5	mentoring 22:12
in- 7:5	landlord's 20:2	met 23:1
income 4:21	law 19:9,10,25	Michael 2:1 3:10 7:1 12:8,9 21:15 24:20,22
Indiscernible 11:3 12:2 14:20 21:3	laws 19:3	middle 20:17,19
individual 15:18	leave 15:17 19:15 22:17	Mike 3:2 11:24
instill 12:10	leaving 11:20	Miller 2:1,25 3:2,13,20,22,24 4:2,18, 25 5:4,9,12,17,19,23 6:6,14,17,20, 22,25 7:5,12,18 8:1,3,13,21,24 9:2, 8,12,17,20,23 10:1,7,16,18,23 11:2, 6,9,12,16,19 12:1,4,11,19 13:1,5,10, 13,16,21,24 14:2,24 16:17,20 17:13, 19 19:11 20:22 21:9,12,18 23:3,6,8, 20 24:4,10,12,14,16 25:1,6
interesting 19:2	Legally 18:16	Mineola 14:4 17:24,25 20:5,13,18, 25 21:4
interests 22:9	legislative 14:25	Minneola 6:16,17
interject 4:17 6:8	legislature 19:3	minutes 3:17 21:19
introduce 2:7 3:5	letting 22:16	missed 23:4,5
isn't 15:14	let's 3:12 4:13 6:2 7:12 8:6 9:17 18:14 19:15 20:13,24	Monday 3:12 4:10,12,15 7:18 8:7, 21,24 9:5,18,23 11:2 13:13
issue 7:8 17:17	Li 3:8 8:19	motion 21:13,14 24:11,13
issues 2:5 18:25	life 21:5 22:21	move 3:19 10:1 21:21,22
it's 2:10,23 5:20 7:17 10:2,14 11:9, 24 12:1,3,4,6,17,19 15:23 16:8,9 17:4 18:9 19:16,23 20:15,16,18 21:4,5,6 22:3,22 23:6,12	live 6:11 22:22 24:17	moves 22:21
I'll 12:4,5,6,7 17:22 18:16 19:6 20:23 24:13 25:4	lives 23:16	
I'm 3:2,11 4:9,12,15,25 6:11 8:12 9:12 10:22 11:4,20 12:11,13 13:1 15:1,6,7 17:5,8,9,11,23 19:24 20:3,8 21:9,18,25 22:16,23 24:4	locations 14:1,2,3 15:2	
I've 22:6 23:9	long 6:15 14:3,6,16 15:15 16:8 17:23 20:3,17 21:3	
	lot 15:13	
	luck 23:25	
	M	
	Mahoney 2:18,21,23 11:20	
James 3:6,8 8:16 17:14 24:19	make 7:17 10:14 12:4,6,7,11,13 15:23 24:13	
Jeannetta 2:10,12 16:23	makes 21:5	
Jew 12:14	mandates 19:15	

moving 21:23 22:24

N

N95 17:11

Nassau 2:2 19:3

Neck 6:19,20,24 14:4 15:16 17:23
20:4,7,12

nice 25:2

normal 3:15

North 6:9,12 20:25

note 8:16

notice 18:2

number 14:12 16:6

O

older 23:16

open 5:25 14:3 16:9

opinion 20:21

opposed 4:2 9:20

optional 17:25 18:10

order 2:9

owners 2:14 3:1

P

passed 19:3

patience 3:14

pavilion 16:17 17:24

people 15:14 16:6,20 17:3,8 20:8

person 7:3,6 24:17

personally 17:13

Philly 23:19

phone 17:19

phonetic 3:24

places 14:12 17:5

plan 21:21

playing 10:8

pleasure 24:24

point 7:6 15:1 17:20 19:8,12 20:2,16
21:6

populations 14:15

possibilities 4:16

possibly 7:7

potentially 7:9

practice 3:16

present 5:5 10:14 17:24

presentation 4:24 5:14,18,19,22
6:3 10:2,24 11:9 13:3,7,17 20:14

presentation's 12:20

private 18:23

problem 7:1 10:21 16:4,5 18:14
20:22

professional 22:10

proof 15:10

proposing 14:4

protocol 14:21,22

protocols 17:15,22

public 2:13,15,19,23 3:2 9:9 14:7
16:23 18:1,7,20 19:4 22:1,21

put 15:10

Q

Question 14:19

quit 24:9

R

rain 4:4 7:8 9:10,12,14,24 13:15,16
17:16

reason 7:7 15:22

reasonable 19:22

recap 13:11

recognize 22:8

recommend 18:10

recommended 18:4,11,12 19:13,
17

recommends 19:15

record 25:2

recording 25:5,8

regulating 18:18

regulatory 22:2

remember 20:11

Rent 2:2

rental 14:15

rentals 14:18

reports 4:21

require 15:1,8 18:1 19:4

required 17:2 18:2,9,13 19:17

requirement 15:12

requires 18:18

research 19:5,16

resign 22:2

resignation 21:24

Reston 23:16

retired 22:23

retiring 22:23

review 3:17

Rob 4:18

Robert 2:11,24 3:20 10:9

Roseland 6:18

rule 6:9

running 18:24

Rychlowski 2:11,24 3:19 4:17,19
5:7,10,18,21 6:5,7,23 7:15,21 8:4,15
9:16 10:6,10 11:14 14:1 15:17,25
16:3 18:4

S

safe 10:14 24:18

safety 21:7

schedule 5:25

scheduling 2:3 7:8,12

school 22:24

season 4:10**send** 18:2**senior** 3:8**session** 2:3 22:4**set** 4:23 5:25 18:7**setting** 5:14**settings** 19:4**sharp** 13:25**Shore** 6:9,12**show** 20:8**showed** 20:11**showing** 6:8**side-step** 18:17**sit** 15:22**skip** 6:12 8:6 9:18**socially** 16:1,20**sort** 20:16,18,19 21:4**sounds** 10:5**space** 16:18**SPEAKER** 5:16 7:1,11,16,22,23,24, 25 8:2,9,10,11,12,23 9:1,6,7,9,15, 19,21,22,25 10:5,8 11:3,4,8,11,18, 22,23,24,25 12:2,3,8,9,13,15,17,18, 22,24,25 13:7,9,12,15,18,20,23 14:6,9,10,14,20 15:3 16:11,13,15,19 17:21 18:22 19:2,7,8 20:10,13,23 21:2,8,11,14,15 23:2,21,23,25 24:8, 23,24 25:4,7**speaking** 10:22 11:7 14:22 16:1**spread** 20:15 21:6**staff** 3:4 24:19**standpoint** 21:7**start** 6:2 13:24 16:6**starting** 3:15 4:13,14 19:8**state** 21:23,25 22:20**staying** 22:3**Stein** 3:1 10:22 11:7 14:19,21 15:5, 20 16:2,5,22 17:10 18:8,13,19 19:5, 24 20:2,15 21:1,3 22:16**stop** 25:4**subject** 7:9**suburbs** 23:19**sufficient** 16:18**suggest** 18:10**Suggestion** 20:2**summer** 11:8**super** 21:12**supersede** 19:14**swinging** 24:5

T

talking 9:10 16:11**technical** 2:5 3:14**technically** 3:11**tenant** 2:17,24**tender** 21:24**terms** 16:25**testify** 6:11**that's** 7:9 8:18,19,23 9:15,18,22 11:22,23 12:5,22,24,25 13:5,15 15:3 18:15 19:8,11 20:12,16,21 21:7,8 23:13,19**theory** 17:8**there's** 6:23 7:1 14:12 15:21 16:17 17:16**thing** 6:7**thinking** 6:12 17:23 20:12**thought** 12:22 21:2**Thursday** 11:18 12:17,18,20 13:2, 14,21**time** 6:10 10:3 17:13 20:10 22:4,22 25:2**today** 2:3**today's** 15:6**told** 4:25 10:13 17:25**totally** 19:11**town** 7:2 16:11,13,15 22:22**traditional** 6:2**Tuesday** 4:12,15 7:20 8:1,3,7 11:9, 10 13:13

U

uncomfortable 19:21**understanding** 14:24**UNIDENTIFIED** 5:16 7:1,11,16,22, 23,24,25 8:2,9,10,11,12,23 9:1,6,7, 9,15,19,21,22,25 10:5,8 11:3,4,8,11, 18,22,23,24,25 12:2,3,8,9,13,15,17, 18,22,24,25 13:7,9,12,15,18,20,23 14:6,9,10,14,20 15:3 16:11,13,15,19 17:21 18:22 19:2,7,8 20:10,13,23 21:2,8,11,14,15 23:2,21,23,25 24:8, 23,24 25:4,7**UNISON** 4:1 24:15

V

vaccinated 15:6,13 17:3,11**vaccination** 15:11**vaccinations** 17:2**ventilation** 15:14**venue** 15:18 17:23 18:17,20,23 19:16**venues** 18:6**vice** 22:1**view** 20:3**village** 16:12**Virginia** 23:17**virtual** 19:23**voice** 20:21**volleyball** 10:8**vote** 5:18,22 6:4 7:3 8:17 10:21,25 11:12 12:24,25 13:1,6,8,19,22 14:5 17:25 20:14**voting** 4:8 5:15

W

wait 17:19**wanted** 6:8 20:21 21:16

wear 15:23 17:5,7,9,12,13 19:21 22:16 24:4

Wednesday 4:10,15 7:17,19 8:8
9:5,14,16,17 10:4,18 11:12

Yup 7:23

Wednesdays 4:12 10:6 11:14,16

Z

Wednesday's 10:7

Zoom 2:5 7:9

week 4:7,14,21,24 5:1,3,6 8:6 9:4
10:13,14 19:5

we'd 19:12

we'll 8:19 20:20 23:17

we're 3:14 4:3,4,5,6,20,22,25 7:5
9:3,12 10:1,12 13:10 14:4 15:7 16:2
20:17 21:22 22:9,24 23:8,19 24:9
25:2

we've 14:11 20:7 21:20

what's 8:6 14:21,22,23 19:2

whoever's 15:25

who's 3:22 15:13

wide 16:9

wife 22:23

won't 21:19

word 18:10,11

words 19:13

work 4:19 5:10 7:13 8:15 9:16,17

works 5:13 21:11

world 15:6

wouldn't 18:9

wrap 4:7

writing 13:14

Y

year 6:13 9:3

years 19:20 22:7,8,13 23:1,11

York 21:25

young 22:13

younger 23:18

you'd 19:6

you'll 5:2 23:4

you're 9:10 11:19 13:18 16:7 18:24