



Project # 151026-E
Kaaterskil Operating, LLC d/b/a Greene Meadows Nursing and Rehabilitation Center

Program: Residential Health Care Facility
Purpose: Establishment

County: Greene
Acknowledged: January 22, 2015

Executive Summary

Description

Kaaterskill Operating, LLC d/b/a Greene Meadows Nursing and Rehabilitation Center (Kaaterskill), a New York limited liability company, requests approval to be established as the operator of Kaaterskill Care: Skilled Nursing and Rehab (Kaaterskill Care), a 120-bed voluntary residential health care facility (RHCF) located at 161 Jefferson Heights, Catskill (Greene County). Upon the change in ownership, the facility will transition from a hospital-based voluntary/not-for-profit facility to a freestanding proprietary facility.

Columbia Memorial Hospital (Columbia), a 192-bed voluntary/non-for-profit hospital located at 71 Prospect Avenue, Hudson, NY, is the current operator and real property owner of the RHCF. On November 6, 2014, Columbia entered into an Asset Purchase Agreement (APA) with Kaaterskill for the sale and acquisition of the operating interest of the nursing home upon approval by the Public Health and Health Planning Council (PHHPC). The purchase price for the RHCF operations is \$1,050,000. Concurrent with entering into the APA for the operating interest, Columbia entered into a Purchase and Sale Agreement with 161 South Jefferson Avenue, LLC (161 South Jefferson) for the sale and acquisition of the real property interest of the nursing facility for a purchase price of \$5,950,000. The transactions contemplated by the real estate contract must close contemporaneously with the transactions contemplated by the APA. There is a relationship between Kaaterskill and 161 South

Jefferson in that the entities have common ownership.

Ownership of the operations and real property before and after the requested change is as follows:

Table with 2 columns: Member Name, Current. Row 1: Columbia Memorial Hospital, 100%

Table with 2 columns: Member Name, Proposed. Row 1: Kaaterskill Operating, LLC *, 45%. Row 2: Bernard Fuchs, 45%. Row 3: Jonathan Bleier, 37%. Row 4: Yaakov (Jacob) Sod, 10%. Row 5: Bruce Peckman, 4%. Row 6: Joshua Peckman, 4%

*161 South Jefferson Avenue, LLC, with common ownership/membership, will own the real property.

OPCHSM Recommendation
Contingent Approval

Need Summary

The change in ownership will not result in any change in beds or services. Kaaterskill Care's utilization was 91.9% in 2011, 92.7% in 2012, and 87.9% in 2013. Current utilization, as of April 1, 2015, is 92.5% with 9 vacant beds.

Program Summary

This application proposes to establish Kaaterskill Operating, LLC d/b/a Greene Meadows Nursing and Rehabilitation Center as the operator of Kaaterskill Care: Skilled Nursing and Rehab.

No negative information has been received concerning the character and competence of the proposed applicants.

No changes in the program or physical environment are proposed in this application. No administrative services or consulting agreements are proposed in this application.

Financial Summary

Kaaterskill will acquire the operating interest in the RHCF for \$1,050,000, and 161 South Jefferson will acquire the RHCF's real property for \$ 5,950,000, for a total purchase price of \$7,000,000. Financing of the total purchase price will be met as follows: cash equity of \$1,050,000 from the members, apportioned equal to their ownership percentage, and a bank loan of \$5,950,000 at an interest rate of 5.5% for a 30-year term.

There are no project costs associated with this proposal.

Budget:	<u>Year 1</u>
Revenues	\$10,728,100
Expenses	<u>\$10,242,976</u>
Gain/(Loss)	\$485,124

Subject to the noted contingencies, it appears that the applicant has demonstrated the capability to proceed in a financially feasible manner.

Recommendations

Health Systems Agency

There will be no HSA recommendation for this project.

Office of Primary Care and Health Systems Management

Approval contingent upon:

1. Submission of an executed building lease agreement acceptable to the Department of Health. [BFA]
2. Submission of an executed permanent mortgage for the project provided from a recognized lending institution at an interest rate acceptable to the Department of Health. Included with the submission must be a sources and uses statement and debt amortization schedule, for both new and refinanced debt. [BFA]
3. Submission of a commitment signed by the applicant which indicates that, within two years from the date of the council approval, the percentage of all admissions who are Medicaid and Medicare/Medicaid eligible at the time of admission will be at least 75 percent of the planning area average of all Medicaid and Medicare/Medicaid admissions, subject to possible adjustment based on factors such as the number of Medicaid patient days, the facility's case mix, the length of time before private paying patients became Medicaid eligible, and the financial impact on the facility due to an increase in Medicaid admissions. [RNR]
4. Submission of a plan to continue to enhance access to Medicaid residents. At a minimum, the plan should include, but not necessarily be limited to, ways in which the facility will:
 - a. Reach out to hospital discharge planners to make them aware of the facility's Medicaid Access Program;
 - b. Communicate with local hospital discharge planners on a regular basis regarding bed availability at the nursing facility; and
 - c. Identify community resources that serve the low-income and frail elderly population who may eventually use the nursing facility, and inform them about the facility's Medicaid Access policy. [RNR]
5. Submission of a commitment, signed by the applicant, to submit annual reports to the DOH, for at least two years, demonstrating substantial progress with the implementation of the plan. These reports should include, but not be limited to:
 - a. Describing how the applicant reached out to hospital discharge planners to make them aware of the facility's Medicaid Access Program;
 - b. Indicating that the applicant communicated with local hospital discharge planners on a regular basis regarding bed availability at the nursing facility;
 - c. Identifying the community resources that serve the low-income and frail elderly population that have used, or may eventually use, the nursing facility, and confirming they were informed about the facility's Medicaid Access policy.
 - d. Documentation pertaining to the number of referrals and the number of Medicaid admissions; and
 - e. Other factors as determined by the applicant to be pertinent.
The DOH reserves the right to require continued reporting beyond the two year period. [RNR]
6. Submission of the executed programmatically acceptable Operating Agreement for Kaaterskill Operating, LLC. [LTC]
7. Submission of a photocopy of the executed Operating Agreement of Kaaterskil Operating LLC, acceptable to the Department. [CSL]
8. Submission of a photocopy of the executed Lease Agreement between 161 South Jefferson Avenue, LLC and the applicant, acceptable to the Department. [CSL]
9. Submission of a photocopy of the executed Articles of Organization of Kaaterskil Operating, LLC, acceptable to the Department. [CSL]

Approval conditional upon:

1. The project must be completed within three years from the date of the Public Health and Health Planning Council recommendation letter. Failure to complete the project within the prescribed time shall constitute an abandonment of the application by the applicant and an expiration of the approval. [PMU]

Council Action Date

June 11, 2015

Need Analysis

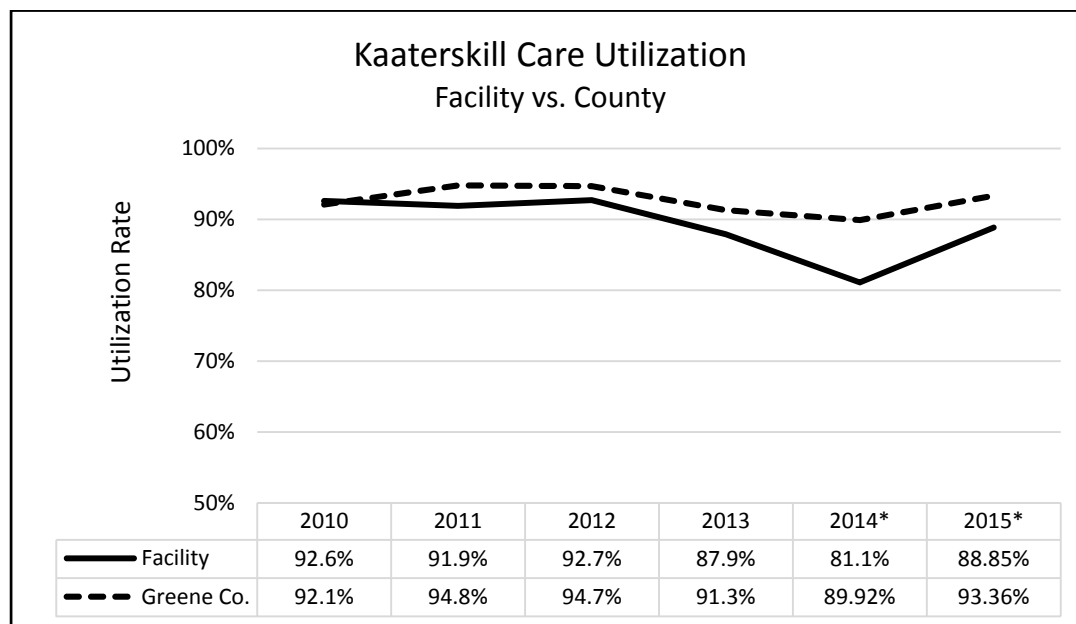
Analysis

There is currently a need for 152 beds in Greene County as indicated in the table below:

RHCF Need – Greene County

2016 Projected Need	408
Current Beds	256
Beds Under Construction	0
Total Resources	256
Unmet Need	152

The overall occupancy for Greene County was 91.3% for 2013 as indicated in the chart below:



*unaudited; based on weekly census

Utilization at the facility has risen steadily over the past several months to 92.5% as of April 1, 2015 (the 2015 rate in the above chart is the year to date average). According to the applicant, the facility experienced soft utilization in part due to the current operator's primary business focus having been the operation of hospital; operation of a skilled nursing facility is secondary. While the hospital is discharging patients to Kaaterskill as their main admissions source, the current operator is not reaching out to the community and working with other potential referral sources. Also, current operations of the nursing home do not include pre-admission screening that typically occurs in existing nursing homes. In addition to the unmet need in the county of 152 beds, shown above, there are currently more than 100 Greene County residents in nursing homes outside the county.

The applicant intends to increase utilization in the following ways:

- Meet with the local community leaders: Establish ongoing relationships and work closely with local health care and social services providers to understand the needs of the residents in the County and develop programs to address those needs;
- Meet with the local hospital: The current seller of the facility is a hospital which is committed to working with the proposed operators to develop programs for the benefit of both the hospital and the nursing facility in connection with new initiatives as a result of DSRIP and PPS programs. This includes prompt discharge of hospital patients appropriate for RHCF care; and

- Meet with the local physicians: Establish what the medical community feels is lacking in the area and provide programs and services to address these specific needs, particularly those diagnoses with the highest rate of avoidable hospitalizations; such as heart disease, diabetes, and asthma.
- Commitment to upgrade Kaaterskill's current below average CMS rating by improving quality of care through strategic alliances with local health care plans and providers.

Additionally, the proposed operators intend to implement the following:

- An operating model that has the flexibility to transition into a Value-Based Purchasing Reimbursement Model;
- A short-term rehabilitation program that focuses on quality patient outcomes; and
- Conducting a needs analysis and operation of one or more of the following services: Traumatic Brain Injury (TBI), Adult Day Care (Medical and Social models), dialysis units, ventilator units, palliative care, hospice, dementia, wound care, and respite units.

Access

Regulations indicate that the Medicaid patient admissions standard shall be 75% of the annual percentage of all Medicaid admissions for the long term care planning area in which the applicant facility is located. Such planning area percentage shall not include residential health care facilities that have an average length of stay 30 days or fewer. If there are four or fewer residential health care facilities in the planning area, the applicable standard for a planning area shall be 75% of the planning area percentage of Medicaid admissions, or of the Health Systems Agency area Medicaid admissions percentage, whichever is less. In calculating such percentages, the Department will use the most current data which have been received and analyzed by the Department.

An applicant will be required to make appropriate adjustments in its admission policies and practices so that the proportion of its own annual Medicaid patient's admissions is at least 75% of the planning area percentage or the Health Systems Agency percentage, whichever is applicable.

Kaaterskill Care: Skilled Nursing and Rehab's Medicaid admissions of 49.8% in 2012 and 21.7% in 2013 exceeded the Greene County 75% rate of 23.8% in 2012 and 33.3% in 2013.

Conclusion

The proposed purchase of the facility from the operating hospital will enable the RHCf to be run by operators with a more singular purpose, which will help increase occupancy to higher levels. This will likely also help reduce the unusually high proportion of out-of-county placements of Greene County residents in RHCf's in other jurisdictions.

Recommendation

From a need perspective, contingent approval is recommended.

Program Analysis

Facility Information

	Existing	Proposed
Facility Name	Kaaterskill Care: Skilled Nursing and Rehab	Greene Meadows Nursing and Rehabilitation Center
Address	161 Jefferson Heights Catskill, NY. 12414	Same
RHCf Capacity	120	Same
ADHC Program Capacity	N/A	Same
Type of Operator	Corporation	Limited Liability Company
Class of Operator	Voluntary / Not-for-profit	Proprietary

	Existing	Proposed
Operator	Columbia Memorial Hospital	Kaaterskill Operating, LLC
		Managing Members: Bernard Fuchs 45.0% Jonathan Bleier 37.0%
		Members: Jacob Sod 10.0% Bruce Peckman 4.0% Josh Peckman 4.0%

Character and Competence - Background

Facilities Reviewed

Nursing Homes

Highfield Gardens Care Center of Great Neck	09/2010 to present
Hudson Pointe at Riverdale Center for Nursing and Rehabilitation	01/2006 to 08/2010
Hopkins Center for Rehabilitation and Healthcare	03/2011 to present
Bensonhurst Center for Rehabilitation and Healthcare	01/2012 to present
Westchester Center for Rehabilitation and Nursing	05/2013 to present
The Villages of Orleans Health and Rehabilitation Center	01/2015 to present
Sapphire Center for Rehabilitation and Nursing of Central Queens formerly known as Flushing Manor Nursing Home	01/2015 to present
The Pavilion at Queens for Rehabilitation and Nursing formerly known as Dr. William O Benenson Rehab Pavilion	01/2015 to present

Pennsylvania CCRC and Nursing Home

Deer Meadows Retirement Community	12/2014 to present
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Pennsylvania Nursing Home

Sunnyview Nursing and Rehabilitation Center	05/2014 to present
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Massachusetts Nursing Home

Timberlyn Nursing and Rehabilitation Center	12/2014 to present
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Connecticut Nursing Home

Fairview Health of Greenwich	10/2012 to present
Fairview Health of Southport	10/2012 to present

Minnesota Nursing Home

Crystal Care Center	12/2013 to present
Angels Care Center	12/2013 to present

NYS Ambulatory Service

Citywide Mobile Response	04/2005 to present
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Individual Background Review

Bernard Fuchs lists his employment as the principal to Platinum Management (NY) LLC, a hedge fund investment company located in New York, New York. He is also the CEO and Chief Investment Officer of Tiferes Investors LLC, an investment company located in Lawrence, New York. Mr. Fuchs discloses the following health facility ownership interests:

Hudson Pointe at Riverdale Center for Nursing and Rehabilitation	01/2006 to 08/2010
Hopkins Center for Rehabilitation and Healthcare	03/2011 to present
Bensonhurst Center for Rehabilitation and Healthcare	01/2012 to present
The Villages of Orleans Health and Rehabilitation Center	01/2015 to present
Sapphire Center for Rehabilitation and Nursing of Central Queens	01/2015 to present
The Pavilion at Queens for Rehabilitation and Nursing	01/2015 to present

Jonathan Bleier lists his employment as the Chief Financial Officer at Highfield Gardens Care Center, a skilled nursing facility located in Great Neck, NY. Mr. Bleier discloses the following health facility ownership interests:

Highfield Gardens Care Center of Great Neck	09/2010 to present
Westchester Center for Rehabilitation and Nursing	05/2013 to present
Sunnyview Nursing and Rehabilitation Center (PA)	05/2014 to present
Deer Meadows Retirement Community (PA)	12/2014 to present
Timberlyn Nursing and Rehabilitation Center (MA)	12/2014 to present
Citywide Mobile Response	06/2004 to present

Yaakov (Jacob) Sod lists his employment as the Vice President of Acquisitions at Fairview Healthcare Management, a management service company located in Southport, Connecticut. He is also employed as the Vice President of Acquisitions at Milrose Capital, an investment group located in Monsey, New York. Mr. Sod discloses the following health facility ownership interests:

Fairview Health of Greenwich (CT)	10/2012 to present
Fairview Health of Southport (CT)	10/2012 to present
Crystal Care Center (MN)	12/2013 to present
Angels Care Center (MN)	12/2013 to present
Sunnyview Nursing and Rehabilitation Center (PA)	05/2014 to present
Deer Meadows Retirement Community (PA)	12/2014 to present
Timberlyn Nursing and Rehabilitation Center (MA)	12/2014 to present

Bruce Peckman lists his employment as the Chief Operating Officer at Highfield Gardens Care Center, a skilled nursing facility located in Great Neck, NY. Mr. Peckman discloses the following health facility ownership interests:

Westchester Center for Rehabilitation and Nursing	05/2013 to present
Sunnyview Nursing and Rehabilitation Center (PA)	05/2014 to present

Josh Peckman lists his employment as assistant administrator at Westchester Center for Rehabilitation and Nursing, a skilled nursing facility located in Mount Vernon, New York. Prior to his employment at the nursing home, Mr. Peckman was employed as the Director of Operations at Concept Capital, a financial planning and broker dealer located in Garden City, New York. Josh Peckman discloses the following health facility ownership interests:

Westchester Center for Rehabilitation and Nursing	05/2013 to present
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Character and Competence - Analysis

No negative information has been received concerning the character and competence of the above applicants.

A review of operations for Hopkins Center for Rehabilitation and Healthcare for the period identified above reveals

- The facility was fined \$4,000 pursuant to a Stipulation and Order issued August 24, 2012 for surveillance findings on April 11, 2011. Deficiencies were found under 10 NYCRR (h)(1)(2) – Quality of Care: Accidents and 10 NYCRR 415.26 – Administration.
- The facility was fined \$10,000 pursuant to a Stipulation and Order for surveillance findings on February 29, 2012. Deficiencies were found under 10 NYCRR 415.3(c)(l)(ii) – Right to Refuse; Formulate Advanced Directives.

A review of operations for Hopkins Center for Rehabilitation and Nursing for the time periods indicated above results in a conclusion of substantially consistent high level of care since there were no repeat enforcements.

A review of operations for Highfield Gardens Care Center of Great Neck, Hudson Pointe at Riverdale Center for Nursing and Rehabilitation, Bensonhurst Center for Rehabilitation and Healthcare, Westchester Center for Rehabilitation and Nursing, The Villages of Orleans Health and Rehabilitation Center, Sapphire Center for Rehabilitation and Nursing of Central Queens, and The Pavilion at Queens

for Rehabilitation and Nursing for the time period indicated above results in a conclusion of substantially consistent high level of care since there were no enforcements.

A review of operations for Sunnyview Nursing and Rehabilitation Center and Deer Meadows Retirement Community in Pennsylvania for the time period indicated above results in a conclusion of substantially consistent high level of care since there were no enforcements.

A review of operations for Angels Care Center in Minnesota for the period indicated above reveals that the facility was issued survey deficiencies under Fed 0280, Fed 0282, Fed 0329, Fed 0353, and Fed 0428 for surveillance findings on November 12, 2014 and December 12, 2014.

A review of operations for Angels Care Center in Minnesota for the time periods indicated above results in a conclusion of substantially consistent high level of care since there were no repeat enforcements.

A review of operations for Crystal Care Center in Minnesota for the time period indicated above results in a conclusion of substantially consistent high level of care since there were no enforcements.

A review of operations and an affidavit for Fairview Health of Greenwich in Connecticut for the period identified above reveals that the facility was issued survey deficiencies under F 0157, F 0280, F0323, F0493, F0498, F0499, and F 0501 for surveillance findings on June 4, 2014.

A review of the affidavit for Fairview Health of Greenwich in Connecticut for the time periods indicated above results in a conclusion of substantially consistent high level of care since there were no repeat enforcements.

A review of the affidavit submitted by the applicant for Fairview Health of Southport in Connecticut for the time period indicated above results in a conclusion of substantially consistent high level of care since there were no repeated enforcements.

A review of the Massachusetts Department of Public Health website as well as affidavit submitted by the applicant for Timberlyn Nursing and Rehabilitation Center in Massachusetts for the periods identified above results in a conclusion of substantially consistent high level of care since there were no enforcements disclosed.

A review of operations for Citywide Mobile Response for the time periods indicated above results in a conclusion of substantially consistent high level of care since there were no enforcements.

Project Review

No changes in the program or physical environment are proposed in this application. No administrative services or consulting agreements are proposed in this application. The facility is in compliance with CMS 2013 sprinkler mandates.

Conclusion

No negative information has been received concerning the character and competence of the proposed applicants. All health care facilities are in substantial compliance with all rules and regulations. The individual background review indicates the applicants have met the standard to provide a substantially consistent high level of care as set forth in Public Health Law §2801-a(3).

Recommendation

From a programmatic perspective, contingent approval is recommended.

Financial Analysis

Asset Purchase Agreement (Operations)

Kaaterskill Operating, LLC has submitted an executed Asset Purchase Agreement for the change in the ownership of the operations related to Kaaterskill Care. The agreement will become effectuated upon PHHPC approval of this CON. The terms of the agreement are summarized below:

Date:	November 6, 2014
Seller:	Columbia Memorial Hospital
Buyer:	Kaaterskill Operating, LLC
Purchased Assets:	All of the following items associated with the operations of the business including: all tangible assets, telephone, fax numbers, websites domain names, manufactures' and vendors' warranties, seller's rights in any agreements, business trade names, service/trademarks and logos, seller's book and records, seller's licenses, certificates and approvals to do business, resident funds held in trust in connection with the nursing home, Medicaid and Medicare provider numbers and all goodwill and going concern values.
Excluded Assets:	All of the following items associated with the operations of the business as follows: All seller's cash, cash equivalents, bank deposits or similar cash items, insurance policies accounts receivable generated prior to the closing date, deposits or prepaid charges and expenses, any rights to refunds, settlements and retroactive adjustments for periods ending on or prior to the closing date, and any personal, tangible and intangible property identified by the Seller.
Liabilities Assumed:	None
Excluded Liabilities:	N/A
Purchase Price:	\$1,050,000 (allocation of the total purchase price per Purchase and Sale Agreement)
Payment :	Due at closing

Purchase and Sale Agreement (Real Property)

161 South Jefferson Avenue, LLC has submitted an executed Purchase and Sale Agreement for the purchase of the real property related to Kaaterskill Care. This agreement will become effectuated upon approval of this CON and will close contemporaneously with the transactions contemplated by the APA. The terms of the agreement are summarized below:

Date:	November 6, 2014
Seller:	Columbia Memorial Hospital
Buyer:	161 South Jefferson Avenue, LLC
Purchased Assets:	All seller's right, title and interest in and to the real property, buildings and improvements located at and commonly known as 161 South Jefferson Avenue, Catskill, NY
Excluded Assets:	None
Liabilities Assumed:	None
Purchase Price:	\$ 7,000,000 apportioned as follows: <ul style="list-style-type: none"> • \$1,050,000 inconsideration of the sale of assets under the APA, and • \$5,950,000 Real Estate
Payment of Purchase Price (Real Estate):	\$250,000 non-refundable initial payment \$5,700,000 due at closing

The purchase price of the operations and real estate is proposed to be satisfied as follows:

Operations – Equity from Kaaterskill Members	\$1,050,000
Real Estate –Mortgage loan for 30 years at a 5.5% interest rate	<u>\$5,950,000</u>
Total	\$7,000,000

The applicant has submitted an original affidavit, which is acceptable to the Department, in which the applicant agrees, notwithstanding any agreement, arrangement or understanding between the applicant and the transferor to the contrary, to be liable and responsible for any Medicaid overpayments made to the facility and/or surcharges, assessments or fees due from the transferor pursuant to Article 28 of the Public Health Law with respect to the period of time prior to the applicant acquiring its interest, without releasing the transferor of its liability and responsibility. Currently, the facility has no outstanding Medicaid liabilities.

Lease Agreement

The applicant has submitted a draft lease agreement, the terms of which are summarized as follows:

Premises:	A 120-bed RHCf located at 161 South Jefferson Avenue, Catskill, NY
Lessor:	161 South Jefferson Avenue, LLC
Lessee:	Kaaterskill Operating, LLC
Term:	30 years
Rental:	Year 1 \$ 946,000 annually (\$78,833 monthly), with a \$3,000 yearly increase over the previous year's rental amount for years 2-10, a \$4,000 yearly increase over the previous year's rental amount for years 11-22, and a \$5,000 yearly increase over the previous year's rental amount for years 23-30.
Provisions:	Lessee pays for all taxes, utilities, insurance and maintenance fees (Triple Net)

The lease arrangement is a non-arm's length agreement. The applicant has submitted an affidavit attesting that there is a relationship between the landlord and tenant in that there is common ownership between the entities.

With the change from a voluntary to a proprietary facility, the methodology for capital cost reimbursement would change from reimbursement based on interest and depreciation (voluntary) to reimbursement based on interest and amortization (proprietary) for the related mortgage. However, the facility does not have a mortgage as they will lease the premises from a related entity. The related entity is charging the Lessee a rental amount based on the debt service obligations (interest and amortization) due on the 30 year mortgage loan shown above, plus a minimal annual increase in order to cover additional real estate taxes in accordance with the property tax caps. The lease payment amount is reasonable.

Operating Budget

The following is a summary of the submitted operating budget, presented in 2015 dollars, for year 1 subsequent to the change in ownership:

	<u>Per Diem</u>	<u>Year 1</u>
Revenues:		
Medicaid FFS	\$211.27	\$6,720,800
Medicare FFS	\$500.02	\$2,010,600
Commercial FFS	\$375.16	\$918,400
Private Pay	\$325.00	\$798,200
Ancillary Services		\$267,400
Non-Operating Revenue		<u>\$12,700</u>
Total		\$10,728,100
Expenses:		
Operating		\$9,487,000
Capital		<u>\$755,976</u>
Total		\$10,242,976

Net income/loss	<u>\$485,124</u>
Utilization (patient days)	40,737
Occupancy	93.01%

The following is noted with respect to the submitted operating budget:

- Medicaid revenue is based on the facility's current Medicaid FFS rate. The Medicaid Managed Care Plans are obligated to pay the Medicaid FFS rate as the benchmark rate for three years after a county transitions to Medicaid Managed Care (MMC), and Green County is not scheduled to transition to MMC before July, 1 2015.
- Ancillary Services revenue of \$267,400 is primarily comprised of Medicare Part B billings associated with ancillary therapy services.
- Non-Operating Revenue of \$12,700 is comprised of rebates and discounts from vendors, interest on cash deposits and other items not directly related to patient care.
- Utilization by payor source for both Years 1 and 3 is expected as follows:

Medicaid	78.09%
FFS	
Medicare	9.87%
FFS	
Commercial	6.01%
FFS	
Private Pay	6.03%
- Kaaterskill's 2013 utilization was 87.9%, a drop of 4.8% from their 2012 utilization of 92.7%. The reason for the drop in utilization was due to the news of the potential sale of Kaaterskill by Columbia Memorial and the patients overall reaction to this news.
- As of April 1, 2015, Kaaterskill has a current utilization of 92.5% with nine vacant beds and is projecting that the Year 1 utilization will increase to 93.01%. This is due to the facility's ongoing programs to improve their overall relationship with the community, the local hospitals and the local physicians.
- Breakeven utilization is projected at approximately 88.69% for Year 1 for the RHCF.

Capability and Feasibility

Kaaterskill Operating, LLC d/b/a Greene Meadows Nursing and Rehabilitation Center will acquire the operating interest in the RHCF for \$1,050,000, and 161 South Jefferson Avenue, LLC will acquire the RHCF's real property for \$5,950,000 at the above stated terms. There are no project costs associated with this proposal.

Working capital requirements for total operations are estimated at \$1,707,163, based on two months of Year 1 expenses, which appears reasonable. The applicant has indicated that they will provide \$1,708,000 toward working capital, which is approximately \$837 over the estimated working capital requirement. The members will provide \$854,000 in equity equivalent to their ownership percentages. The remaining \$854,000 will be provided through a working capital loan at an interest rate of 6% with a 5-year term. A letter of interest has been provided by Peapack-Gladstone Bank for the proposed working capital financing. BFA Attachment A is the net worth statement for the proposed owners, which shows significant resources available to cover both the purchase price and the working capital equity requirements for this project.

BFA Attachment B is the pro-forma balance sheets of Kaaterskill Operating, LLC d/b/a Greene Meadows Nursing and Rehabilitation Center and 161 South Jefferson Avenue, LLC, which indicates a positive members' equity of \$983,000 as of Day 1 of operations for the facility and a positive members' equity of \$1,147,100 as of Day 1 of operations for the reality entity.

The submitted budget indicates a net income of \$485,124 will be achieved during Year 1 of operations. The submitted budget appears reasonable.

A transition of nursing home (NH) residents to Medicaid managed care is currently being implemented statewide. Effective February 1, 2015, all eligible beneficiaries in NYC age 21 and over, in need of long term placement in a nursing facility, will be required to join a Medicaid Managed Care Plan (MMCP) or a Managed Long Term Care Plan (MLTCP). As of April 1, 2015, the counties of Nassau, Suffolk, and Westchester have been phased in, and the rest of the State is scheduled to transition beginning July 1, 2015, for both dual and non-dual eligible populations. Under the managed care construct, Managed Care Organizations (MCOs) will negotiate payment rates directly with the NH providers. In order to mitigate the financial impact to NH providers during the transition to managed care, a department policy, as described in the "Transition of Nursing Home Benefit and Population into Managed Care Policy Paper," provided further guidance requiring MCOs to pay the benchmark Medicaid FFS rate, or a negotiated rate acceptable to both plans and NHs, for 3 years after a county has been deemed mandatory (phased in) for NH population enrollment. As a result, the benchmark FFS rate remains a reliable basis for assessing NH Medicaid revenues through to January 31, 2018 (NYC), March 31, 2018 (Nassau, Suffolk and Westchester), and June 30, 2018 (upstate), respectively.

BFA Attachment C is the 2012 and 2013 certified and the 2014 internal financial statements for Columbia Memorial Hospital/Kaaterskill Care Skilled Nursing & Rehab (the facility is hospital-based and the balance sheet information is presented in a combined manner on the financial statements). The 2012 and 2013 certified statements show that the combined hospital/skilled nursing entity generated an average operating loss of \$441,156 and had a combined average positive net asset position and a combined average positive working capital position for the period shown. The 2014 internal financial statements show that the combined entity generated an operating loss of \$1,091,648, had a positive net asset position, and had a positive working capital position for the period shown. The loss in both 2012 and 2013 was caused by the following: an \$891,000 increase in administrative salaries related to the CEO, CFO and COO and an increase in bad debt expense of \$233,000. The loss in 2014 was caused by the following: a \$900,000 increase in administrative salaries related to the CEO, COO and CFO; a significant drop in the census which reduced net income by \$85,000; and an excess bad debt write off of over \$180,000.

Several of the proposed members have ownership interest in other New York State RHCF facilities as follows:

- Effective 5/1/2013, Jonathan Bleier, Joshua Peckman and Bruce Peckman have ownership interest in Westchester Center for Rehabilitation and Nursing a 240-bed facility located in Mount Vernon.
- Effective 9/1/11, Jonathan Bleier has ownership interest in Highfield Gardens Care Center, a 200-bed facility located in Great Neck.
- Bernard Fuchs has ownership interest in the following facilities:
 - Effective 3/24/11: Hopkins Center for Rehabilitation and Healthcare, a 288-bed facility located in Brooklyn, NY;
 - Effective 1/19/12: Bensonhurst Center for Rehabilitation and Healthcare, a 200-bed facility located in Brooklyn, NY;
 - Effective 3/10/10: Hudson Pointe a 167-bed facility located in the Bronx;
 - Effective 1/1/15: The Villages of Orleans Health and Rehabilitation, a 120-bed facility located in Albion, NY;
 - Effective 1/1/15: Sapphire Center for Rehabilitation and Nursing of Central Queens (formerly known as Flushing Manor Nursing Home), a 227-bed facility located in Flushing, NY; and
 - Effective 1/1/15: The Pavillion at Queens for Rehabilitation & Nursing (formerly known as Dr. William O. Benenson Rehabilitation Center), a 302-bed facility located in Flushing, NY.

BFA Attachment D is the financial summaries of the facilities the proposed members have ownership interest in, with the exception of the three facilities purchased in 2015 for which financial information is not currently available.

- Westchester Center for Rehabilitation and Nursing generated an operating income of \$851,020, and had both positive net asset and working capital positions for 2013. The facility also generated an operating income of \$2,097,406, and had both positive net asset and working capital positions for the period 1/1/14-12/31/14.
- Highfield Gardens Care Center generated an average operating income of \$2,656,910, and had both positive average net asset and working capital positions for the years 2012-2013. The facility also

generated an operating income of \$3,266,616, and had both positive net asset and working capital positions for the period 1/1/14-12/31/14.

- Hopkins Center for Rehabilitation generated an average operating income of \$4,568,728, and had both positive average net asset and working capital positions for the years 2012-2013. The facility also generated an operating income of \$5,226,714, and had both positive net asset and working capital positions for the period 1/1/14-12/31/2014.
- Bensonhurst Center for Rehabilitation and Healthcare generated an average operating income of \$1,772,653, and had an average positive net asset position and an average negative working capital position for the years 2012-2013. The facility also generated an operating income of \$4,201,852, and had both positive net asset and working capital positions for the period 1/1/14-12/31/14.
- Hudson Pointe generated an average operating income of \$628,610, and had both positive average net asset and working capital positions for the years 2012-2013. The facility also generated an operating loss of \$211,947, and had both positive net asset and working capital positions for the period 1/1/2014-12/31/2014. The 2014 operating loss was due to the following a decrease in the patient days from 2013 to 2014 of 877 days, an increase in general and administrative services of \$293,000 and an increase in bad debt provisions of \$376,000, the applicant is currently working to rectify these issues.

Subject to the noted contingencies, the applicant has demonstrated the capability to proceed in a financially feasible manner.

Recommendation

From a financial perspective, contingent approval is recommended.

Attachments

BFA Attachment A	Net Worth of Proposed Members of Kaaterskill Operating, LLC d/b/a Greene Meadows Nursing & Rehabilitation Center and 161 South Jefferson Avenue, LLC
BFA Attachment B	Pro-forma Balance Sheets for Kaaterskill Operating, LLC d/b/a Greene Meadows Nursing and Rehabilitation Center and 161 South Jefferson Avenue, LLC
BFA Attachment C	2012 and 2013 certified and the 2014 internal financial statements for Columbia Memorial/Kaaterskill Care Skilled Nursing & Rehab
BFA Attachment D	The 2012-2013 certified and the 2014 internal financial statements for the following facilities: Westchester Center for Rehabilitation and Nursing*; Highfield Gardena Care Center; Hopkins Center for Rehabilitation; Bensonhurst Center for Rehabilitation and Healthcare; and Hudson Pointe. *Note: This facility was acquired in 2013, so only 2013 and forward financials are required.
BNHLC Attachment A	Quality Measures and Inspection Report

Kaaterskill Operating, LLC d/b/a Greene Meadows Rehabilitation Center and Rehabilitation Center			
Pro Forma Balance Sheet			
Day 1 of Operations			
Assets			
	Greene Meadows Rehabilitation Center	161 South Jefferson Avenue, LLC	Total
Current Assets			
Cash	\$1,708,000	\$100	\$1,708,100
Prepaid Expenses	\$92,000	\$97,000	\$189,000
Inventory	\$37,000		\$37,000
Total Current Assets	\$1,837,000	\$97,100	\$1,934,100
Patient Funds	\$139,000		\$139,000
Property and Equipment		\$7,000,000	\$7,000,000
Total Assets	\$1,976,000	\$7,097,100	\$9,073,100
Liabilities and Members' Equity			
Current Liabilities			
Working Capital loan payable (Current portion)	\$150,990		\$150,990
Accrued payroll and taxes payable			
Current Portion of long-term debt		\$80,152	\$80,152
Total Current Liabilities	\$150,990	\$80,152	\$231,142
Patient Funds	\$139,000		\$139,000
Working Capital Loan (less current portion above)	\$703,010		\$703,010
Long-Term Debt (less current portion above)		\$5,869,848	\$5,869,848
Total Liabilities	\$993,000	\$5,950,000	\$6,943,000
Members' Equity			
Total Members' Equity	\$983,000	\$1,147,100	\$2,130,100
Total Liabilities and Members' Equity	\$1,976,000	\$7,097,100	\$9,073,100












Columbia Memorial/Kaaterskill Care Skilled Nursing and Rehab			
	1/1/2014- 12/31/2014 Internal	2013	2012
ASSETS - CURRENT	\$28,601,128	\$26,833,312	\$21,659,530
ASSETS - FIXED AND OTHER	\$66,415,758	\$72,402,959	\$74,973,115
TOTAL ASSETS	\$95,016,886	\$99,236,271	\$96,632,645
LIABILITIES - CURRENT	\$26,411,089	\$24,883,667	\$20,052,919
LIABILITIES - LONG-TERM	\$37,416,424	\$41,184,579	\$51,152,350
TOTAL LIABILITIES	\$63,827,513	\$66,068,246	\$71,205,269
WORKING CAPITAL	\$2,190,039	\$1,949,645	\$1,606,611
INCOME	\$8,198,165	\$7,912,218	\$8,920,956
EXPENSE	\$9,289,813	\$8,767,213	\$8,948,273
NET INCOME	(\$1,091,648)	(\$854,995)	(\$27,317)
NET ASSET POSITION	\$31,189,373	\$33,168,025	\$25,427,376

Westchester Center for Rehabilitation and Nursing			
	1/1/2014- 12/31/2014		
	Internal	2013	
ASSETS - CURRENT	\$4,223,211	\$5,799,736	
ASSETS - FIXED AND OTHER	\$4,984,377	\$4,843,598	
TOTAL ASSETS	\$9,207,588	\$10,643,334	
LIABILITIES - CURRENT	\$4,223,163	\$5,166,468	
LIABILITIES - LONG-TERM	\$3,620,025	\$4,567,622	
TOTAL LIABILITIES	\$7,843,188	\$9,734,090	
WORKING CAPITAL	\$48	\$633,268	
INCOME	\$22,737,945	\$13,734,491	
EXPENSE	\$20,640,539	\$12,883,471	
NET INCOME	\$2,097,406	\$851,020	
NET ASSET POSITION	\$1,364,400	\$909,244	
Highfield Gardens Care Center			
	1/1/2014- 12/31/2014		
	Internal	2013	2012
ASSETS - CURRENT	\$3,314,064	\$4,702,973	\$4,699,253
ASSETS - FIXED AND OTHER	\$2,780,130	\$3,064,278	\$3,420,165
TOTAL ASSETS	\$6,094,194	\$7,767,251	\$8,119,418
LIABILITIES - CURRENT	\$2,653,933	\$3,325,442	\$4,522,499
LIABILITIES - LONG-TERM	\$403,381	\$421,545	\$164,568
TOTAL LIABILITIES	\$3,057,314	\$3,746,987	\$4,687,067
WORKING CAPITAL	\$660,131	\$1,377,531	\$176,754
INCOME	\$26,180,719	\$26,000,664	\$22,547,543
EXPENSE	\$22,914,103	\$22,222,751	\$21,011,636
NET INCOME	\$3,266,616	\$3,777,913	\$1,535,907
NET ASSET POSITION	\$3,036,880	\$4,020,264	\$3,432,351
Hopkins Center for Rehabilitation			
	1/1/2014- 12/31/2014		
	Internal	2013	2012
ASSETS - CURRENT	\$5,697,411	\$6,255,728	\$6,720,216
ASSETS - FIXED AND OTHER	\$22,744,811	\$20,856,004	\$23,288,425
TOTAL ASSETS	\$28,442,222	\$27,111,732	\$30,008,641
LIABILITIES - CURRENT	\$2,063,441	\$3,815,063	\$5,552,825
LIABILITIES - LONG-TERM	\$2,113,386	\$96,019	\$19,219,771
TOTAL LIABILITIES	\$4,176,827	\$3,911,082	\$24,772,596
WORKING CAPITAL	\$3,633,970	\$2,440,665	\$1,167,391
INCOME	\$32,698,846	\$34,248,976	\$30,772,425
EXPENSE	\$26,444,101	\$30,460,015	\$25,423,930
NET INCOME	\$6,254,745	\$3,788,961	\$5,348,495
NET ASSET POSITION	\$24,265,395	\$23,200,650	\$5,236,045















Bensonhurst Center For Rehabilitation and Healthcare			
	1/1/2014- 12/31/2014		
	Internal	2013	2012
ASSETS - CURRENT	\$3,776,050	\$4,754,157	\$4,770,073
ASSETS - FIXED AND OTHER	\$4,526,686	\$12,975,339	\$16,670,714
TOTAL ASSETS	\$8,302,736	\$17,729,496	\$21,440,787
LIABILITIES - CURRENT	\$1,183,147	\$3,351,043	\$7,829,325
LIABILITIES - LONG-TERM	\$1,461,878	\$11,825,027	\$12,188,605
TOTAL LIABILITIES	\$2,645,025	\$15,176,070	\$20,017,930
WORKING CAPITAL	\$2,592,903	\$1,403,114	(\$3,059,252)
INCOME	\$25,968,243	\$25,548,681	\$18,758,131
EXPENSE	\$21,766,391	\$22,323,416	\$18,438,090
NET INCOME	\$4,201,852	\$3,225,265	\$320,041
NET ASSET POSITION	\$5,657,711	\$2,553,426	\$1,422,857
Hudson Pointe			
	1/1/2014- 12/31/2014		
	Internal	2013	2012
ASSETS - CURRENT	\$6,674,909	\$7,514,311	\$7,400,395
ASSETS - FIXED AND OTHER	\$573,865	\$584,157	\$641,548
TOTAL ASSETS	\$7,248,774	\$8,098,468	\$8,041,943
LIABILITIES - CURRENT	\$6,319,983	\$6,203,421	\$7,387,819
LIABILITIES - LONG-TERM	\$650,942	\$1,405,249	\$692,039
TOTAL LIABILITIES	\$6,970,925	\$7,608,670	\$8,079,858
WORKING CAPITAL	\$354,926	\$1,310,890	\$12,576
INCOME	\$17,193,928	\$17,831,105	\$17,742,422
EXPENSE	\$17,405,875	\$17,303,392	\$17,012,916
NET INCOME	(\$211,947)	\$527,713	\$729,506
NET ASSET POSITION	\$277,849	\$489,798	(\$37,915)

Kaaterskill Care: Skilled Nursing and Rehab













The following table shows how this nursing home performs in key quality measure areas

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014</p> <p>25.4% This Facility 13.8% State average 18.5% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014</p> <p>2.0% This Facility 1.1% State average 1.0% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014</p> <p>97.9% This Facility 85.7% State average 84.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014</p> <p>92.2% This Facility 84.5% State average 82.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014</p> <p>0.7% This Facility 2.3% State average 2.4% National average</p>	<p></p> <p>4 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014</p> <p>19.3% This Facility 14.1% State average 15.6% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014</p> <p>9.3% This Facility 5.2% State average 7.6% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014</p> <p>10.4% This Facility 7.6% State average 6.0% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Lose too much weight (long stay) Reporting period: January to September 2014</p> <p>7.1% This Facility 6.3% State average 7.1% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014</p> <p>36.5% This Facility 44.8% State average 44.6% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014</p> <p>2.4% This Facility 2.6% State average 3.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014</p> <p>7.1% This Facility 5.5% State average 5.7% National average</p>	<p></p> <p>2 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Have depressive symptoms (long stay) Reporting period: January to September 2014</p> <p>3.7% This Facility 11.4% State average 6.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014</p> <p>0.0% This Facility 1.6% State average 1.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014</p> <p>3.7% This Facility 2.7% State average 3.2% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014</p> <p>100.0% This Facility 96.2% State average 94.6% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014</p> <p>100.0% This Facility 96.9% State average 94.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014</p> <p>10.1% This Facility 17.8% State average 19.5% National average</p>	<p></p> <p>5 out of 5 stars</p>

Kaaterskill Care: Skilled Nursing and Rehab

Inspection Report

Report Period: March 2011 to February 2015

PFI: 0350

Regional Office: [Capital District Regional Office](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.

Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.





















Measure	This Facility	Statewide Average
Standard Health Deficiencies	35	23
Life Safety Code Deficiencies	9	11
Total Deficiencies	44	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	11	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	25%	3%

Highfield Gardens Care Center of Great Neck

The following table shows how this nursing home performs in key quality measure areas.

Percentage of residents who...	Performance Ranking 
 Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014 2.6% This Facility 13.8% State average 18.5% National average	 5 out of 5 stars
 Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014 0.2% This Facility 1.1% State average 1.0% National average	 4 out of 5 stars
 Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014 89.9% This Facility 85.7% State average 84.1% National average	 3 out of 5 stars
 Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014 93.1% This Facility 84.5% State average 82.6% National average	 3 out of 5 stars
 Newly received an antipsychotic medication Reporting period: October 2013 to September 2014 1.1% This Facility 2.3% State average 2.4% National average	 4 out of 5 stars
 Needed increased help with daily activities (long stay) Reporting period: January to September 2014 13.1% This Facility 14.1% State average 15.6% National average	 3 out of 5 stars
 Self-report moderate to severe pain (long stay) Reporting period: January to September 2014 0.9% This Facility 5.2% State average 7.6% National average	 5 out of 5 stars
 Have pressure sores (long stay) Reporting period: January to September 2014 4.8% This Facility 7.6% State average 6.0% National average	 4 out of 5 stars

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Lose too much weight (long stay) Reporting period: January to September 2014 6.8% This Facility 6.3% State average 7.1% National average</p>	<p> 2 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014 77.8% This Facility 44.8% State average 44.6% National average</p>	<p> 1 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014 0.8% This Facility 2.6% State average 3.1% National average</p>	<p> 5 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014 5.5% This Facility 5.5% State average 5.7% National average</p>	<p> 3 out of 5 stars</p>
<p> Have depressive symptoms (long stay) Reporting period: January to September 2014 15.8% This Facility 11.4% State average 6.1% National average</p>	<p> 2 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014 1.1% This Facility 1.6% State average 1.1% National average</p>	<p> 2 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014 2.8% This Facility 2.7% State average 3.2% National average</p>	<p> 3 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014 100.0% This Facility 96.2% State average 94.6% National average</p>	<p> 5 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014 100.0% This Facility 96.9% State average 94.1% National average</p>	<p> 5 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014 29.3% This Facility 17.8% State average 19.5% National average</p>	<p> 1 out of 5 stars</p>

Highfield Gardens Care Center of Great Neck

Inspection Report

Report Period: March 2011 to February 2015

PFI: 0547

Regional Office: [MARO--Long Island sub-office](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.

Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.





















Measure	This Facility	Statewide Average
Standard Health Deficiencies	14	23
Life Safety Code Deficiencies	4	11
Total Deficiencies	18	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	0	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	0%	3%

Hudson Pointe at Riverdale Center for Nursing & Rehabilitation

The following table shows how this nursing home performs in key quality measure areas

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014 2.7% This Facility 13.8% State average 18.5% National average</p>	<p> 5 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014 0.3% This Facility 1.1% State average 1.0% National average</p>	<p> 4 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014 85.6% This Facility 85.7% State average 84.1% National average</p>	<p> 2 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014 79.9% This Facility 84.5% State average 82.6% National average</p>	<p> 2 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014 2.4% This Facility 2.3% State average 2.4% National average</p>	<p> 2 out of 5 stars</p>
<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014 9.3% This Facility 14.1% State average 15.6% National average</p>	<p> 4 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014 0.2% This Facility 5.2% State average 7.6% National average</p>	<p> 5 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014 7.7% This Facility 7.6% State average 6.0% National average</p>	<p> 3 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Lose too much weight (long stay) Reporting period: January to September 2014 5.5% This Facility 6.3% State average 7.1% National average</p>	<p> 3 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014 45.4% This Facility 44.8% State average 44.6% National average</p>	<p> 3 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014 1.9% This Facility 2.6% State average 3.1% National average</p>	<p> 4 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014 0.8% This Facility 5.5% State average 5.7% National average</p>	<p> 5 out of 5 stars</p>
<p> Have depressive symptoms (long stay) Reporting period: January to September 2014 6.5% This Facility 11.4% State average 6.1% National average</p>	<p> 3 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014 0.2% This Facility 1.6% State average 1.1% National average</p>	<p> 4 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014 2.7% This Facility 2.7% State average 3.2% National average</p>	<p> 3 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014 95.5% This Facility 96.2% State average 94.6% National average</p>	<p> 2 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014 98.0% This Facility 96.9% State average 94.1% National average</p>	<p> 2 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014 24.7% This Facility 17.8% State average 19.5% National average</p>	<p> 1 out of 5 stars</p>

Hudson Pointe at Riverdale Center for Nursing & Rehabilitation

Inspection Report

Report Period: March 2011 to February 2015

PFI: 1232

Regional Office: [MARO--New York City Area](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.












Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.















Measure	This Facility	Statewide Average
Standard Health Deficiencies	10	23
Life Safety Code Deficiencies	16	11
Total Deficiencies	26	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	0	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	0%	3%

Hopkins Center for Rehabilitation and Healthcare













The following table shows how this nursing home performs in key quality measure areas.

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014</p> <p>1.4% This Facility 13.8% State average 18.5% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014</p> <p>2.2% This Facility 1.1% State average 1.0% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014</p> <p>92.1% This Facility 85.7% State average 84.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014</p> <p>92.5% This Facility 84.5% State average 82.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014</p> <p>1.9% This Facility 2.3% State average 2.4% National average</p>	<p></p> <p>3 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014</p> <p>12.7% This Facility 14.1% State average 15.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014</p> <p>0.4% This Facility 5.2% State average 7.6% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014</p> <p>13.1% This Facility 7.6% State average 6.0% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Lose too much weight (long stay) Reporting period: January to September 2014</p> <p>1.8% This Facility 6.3% State average 7.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014</p> <p>34.9% This Facility 44.8% State average 44.6% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014</p> <p>3.2% This Facility 2.6% State average 3.1% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014</p> <p>3.9% This Facility 5.5% State average 5.7% National average</p>	<p></p> <p>4 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Have depressive symptoms (long stay) Reporting period: January to September 2014</p> <p>14.8% This Facility 11.4% State average 6.1% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014</p> <p>5.3% This Facility 1.6% State average 1.1% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014</p> <p>0.8% This Facility 2.7% State average 3.2% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014</p> <p>99.1% This Facility 96.2% State average 94.6% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014</p> <p>99.2% This Facility 96.9% State average 94.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014</p> <p>18.5% This Facility 17.8% State average 19.5% National average</p>	<p></p> <p>2 out of 5 stars</p>

Hopkins Center for Rehabilitation and Healthcare

Inspection Report

Report Period: March 2011 to February 2015

PFI: 5546

Regional Office: [MARO--New York City Area](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.












Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.















Measure	This Facility	Statewide Average
Standard Health Deficiencies	10	23
Life Safety Code Deficiencies	13	11
Total Deficiencies	23	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	3	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	13%	3%

Bensonhurst Center for Rehabilitation and Healthcare













The following table shows how this nursing home performs in key quality measure areas.

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014</p> <p>1.7% This Facility 13.8% State average 18.5% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014</p> <p>1.0% This Facility 1.1% State average 1.0% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014</p> <p>78.4% This Facility 85.7% State average 84.1% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014</p> <p>77.6% This Facility 84.5% State average 82.6% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014</p> <p>4.6% This Facility 2.3% State average 2.4% National average</p>	<p></p> <p>1 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014</p> <p>7.5% This Facility 14.1% State average 15.6% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014</p> <p>0.2% This Facility 5.2% State average 7.6% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014</p> <p>6.4% This Facility 7.6% State average 6.0% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Lose too much weight (long stay) Reporting period: January to September 2014</p> <p>5.8% This Facility 6.3% State average 7.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014</p> <p>33.9% This Facility 44.8% State average 44.6% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014</p> <p>2.6% This Facility 2.6% State average 3.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014</p> <p>1.8% This Facility 5.5% State average 5.7% National average</p>	<p></p> <p>5 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Have depressive symptoms (long stay) Reporting period: January to September 2014</p> <p>54.4% This Facility 11.4% State average 6.1% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014</p> <p>0.0% This Facility 1.6% State average 1.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014</p> <p>3.7% This Facility 2.7% State average 3.2% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014</p> <p>96.5% This Facility 96.2% State average 94.6% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014</p> <p>99.6% This Facility 96.9% State average 94.1% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014</p> <p>11.2% This Facility 17.8% State average 19.5% National average</p>	<p></p> <p>4 out of 5 stars</p>

Bensonhurst Center for Rehabilitation and Healthcare

Inspection Report Report Period: March 2011 to February 2015

PFI: 1406
Regional Office: [MARO--New York City Area](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.












Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.















Measure	This Facility	Statewide Average
Standard Health Deficiencies	23	23
Life Safety Code Deficiencies	19	11
Total Deficiencies	42	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	0	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	0%	3%

Westchester Center for Rehabilitation & Nursing













The following table shows how this nursing home performs in key quality measure areas.

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014</p> <p>0.0% This Facility 13.8% State average 18.5% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014</p> <p>0.8% This Facility 1.1% State average 1.0% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014</p> <p>75.1% This Facility 85.7% State average 84.1% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014</p> <p>77.1% This Facility 84.5% State average 82.6% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014</p> <p>1.2% This Facility 2.3% State average 2.4% National average</p>	<p></p> <p>4 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014</p> <p>17.7% This Facility 14.1% State average 15.6% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014</p> <p>0.3% This Facility 5.2% State average 7.6% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014</p> <p>9.2% This Facility 7.6% State average 6.0% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Lose too much weight (long stay) Reporting period: January to September 2014</p> <p>6.0% This Facility 6.3% State average 7.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014</p> <p>26.6% This Facility 44.8% State average 44.6% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014</p> <p>2.5% This Facility 2.6% State average 3.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014</p> <p>3.2% This Facility 5.5% State average 5.7% National average</p>	<p></p> <p>4 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Have depressive symptoms (long stay) Reporting period: January to September 2014</p> <p>3.6% This Facility 11.4% State average 6.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014</p> <p>0.2% This Facility 1.6% State average 1.1% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014</p> <p>0.9% This Facility 2.7% State average 3.2% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014</p> <p>98.6% This Facility 96.2% State average 94.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014</p> <p>95.0% This Facility 96.9% State average 94.1% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014</p> <p>12.7% This Facility 17.8% State average 19.5% National average</p>	<p></p> <p>4 out of 5 stars</p>

Westchester Center for Rehabilitation & Nursing

Inspection Report

Report Period: March 2011 to February 2015

PFI: 1069

Regional Office: [MARO--New Rochelle Area Office](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.












Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.















Measure	This Facility	Statewide Average
Standard Health Deficiencies	45	23
Life Safety Code Deficiencies	22	11
Total Deficiencies	67	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	0	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	0%	3%

The Villages of Orleans Health and Rehabilitation Center













The following table shows how this nursing home performs in key quality measure areas.

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014</p> <p>23.5% This Facility 13.8% State average 18.5% National average</p>	<p> 1 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014</p> <p>0.0% This Facility 1.1% State average 1.0% National average</p>	<p> 5 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014</p> <p>89.6% This Facility 85.7% State average 84.1% National average</p>	<p> 3 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014</p> <p>84.7% This Facility 84.5% State average 82.6% National average</p>	<p> 2 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014</p> <p>2.5% This Facility 2.3% State average 2.4% National average</p>	<p> 2 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014</p> <p>14.6% This Facility 14.1% State average 15.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014</p> <p>14.8% This Facility 5.2% State average 7.6% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014</p> <p>8.2% This Facility 7.6% State average 6.0% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Lose too much weight (long stay) Reporting period: January to September 2014</p> <p>5.2% This Facility 6.3% State average 7.1% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014</p> <p>63.5% This Facility 44.8% State average 44.6% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014</p> <p>0.8% This Facility 2.6% State average 3.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014</p> <p>9.4% This Facility 5.5% State average 5.7% National average</p>	<p></p> <p>1 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Have depressive symptoms (long stay) Reporting period: January to September 2014</p> <p>22.5% This Facility 11.4% State average 6.1% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014</p> <p>0.0% This Facility 1.6% State average 1.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014</p> <p>1.6% This Facility 2.7% State average 3.2% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014</p> <p>96.8% This Facility 96.2% State average 94.6% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014</p> <p>91.9% This Facility 96.9% State average 94.1% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014</p> <p>19.2% This Facility 17.8% State average 19.5% National average</p>	<p></p> <p>2 out of 5 stars</p>

The Villages of Orleans Health and Rehabilitation Center

Inspection Report Report Period: March 2011 to February 2015

PFI: 0716
Regional Office: [WRO--Buffalo Area Office](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.












Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.















Measure	This Facility	Statewide Average
Standard Health Deficiencies	44	23
Life Safety Code Deficiencies	19	11
Total Deficiencies	63	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	1	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	2%	3%

Flushing Manor Nursing Home













The following table shows how this nursing home performs in key quality measure areas.

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014</p> <p>3.5% This Facility 13.8% State average 18.5% National average</p>	<p> 5 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014</p> <p>0.0% This Facility 1.1% State average 1.0% National average</p>	<p> 5 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014</p> <p>78.3% This Facility 85.7% State average 84.1% National average</p>	<p> 2 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014</p> <p>85.8% This Facility 84.5% State average 82.6% National average</p>	<p> 2 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014</p> <p>3.3% This Facility 2.3% State average 2.4% National average</p>	<p> 2 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014</p> <p>19.9% This Facility 14.1% State average 15.6% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014</p> <p>2.0% This Facility 5.2% State average 7.6% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014</p> <p>3.5% This Facility 7.6% State average 6.0% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Lose too much weight (long stay) Reporting period: January to September 2014</p> <p>2.1% This Facility 6.3% State average 7.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014</p> <p>38.0% This Facility 44.8% State average 44.6% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014</p> <p>1.6% This Facility 2.6% State average 3.1% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014</p> <p>5.9% This Facility 5.5% State average 5.7% National average</p>	<p></p> <p>2 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Have depressive symptoms (long stay) Reporting period: January to September 2014</p> <p>5.0% This Facility 11.4% State average 6.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014</p> <p>0.0% This Facility 1.6% State average 1.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014</p> <p>0.7% This Facility 2.7% State average 3.2% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014</p> <p>98.3% This Facility 96.2% State average 94.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014</p> <p>100.0% This Facility 96.9% State average 94.1% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014</p> <p>25.6% This Facility 17.8% State average 19.5% National average</p>	<p></p> <p>1 out of 5 stars</p>

Flushing Manor Nursing Home

Inspection Report

Report Period: March 2011 to February 2015

PFI: 1680

Regional Office: [MARO--New York City Area](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.












Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.















Measure	This Facility	Statewide Average
Standard Health Deficiencies	5	23
Life Safety Code Deficiencies	5	11
Total Deficiencies	10	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	0	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	0%	3%

Dr William O Benenson Rehab Pavilion













The following table shows how this nursing home performs in key quality measure areas.

Percentage of residents who...	Performance Ranking 
<p> Self-report moderate to severe pain (short stay) Reporting period: October 2013 to September 2014</p> <p>5.8% This Facility 13.8% State average 18.5% National average</p>	<p> 4 out of 5 stars</p>
<p> Have pressure sores that are new or worsened Reporting period: October 2013 to September 2014</p> <p>0.7% This Facility 1.1% State average 1.0% National average</p>	<p> 3 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (short stay) Reporting period: October 2013 to September 2014</p> <p>83.7% This Facility 85.7% State average 84.1% National average</p>	<p> 2 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine Reporting period: October 2013 to September 2014</p> <p>79.2% This Facility 84.5% State average 82.6% National average</p>	<p> 2 out of 5 stars</p>
<p> Newly received an antipsychotic medication Reporting period: October 2013 to September 2014</p> <p>5.1% This Facility 2.3% State average 2.4% National average</p>	<p> 1 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Needed increased help with daily activities (long stay) Reporting period: January to September 2014</p> <p>19.4% This Facility 14.1% State average 15.6% National average</p>	<p></p> <p>1 out of 5 stars</p>
<p> Self-report moderate to severe pain (long stay) Reporting period: January to September 2014</p> <p>2.9% This Facility 5.2% State average 7.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Have pressure sores (long stay) Reporting period: January to September 2014</p> <p>9.5% This Facility 7.6% State average 6.0% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Lose too much weight (long stay) Reporting period: January to September 2014</p> <p>5.1% This Facility 6.3% State average 7.1% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Lose control of their bowels or bladder (long stay, low risk) Reporting period: January to September 2014</p> <p>40.8% This Facility 44.8% State average 44.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Had a catheter inserted and left in their bladder (long stay) Reporting period: January to September 2014</p> <p>2.0% This Facility 2.6% State average 3.1% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Had a urinary tract infection (long stay) Reporting period: January to September 2014</p> <p>7.5% This Facility 5.5% State average 5.7% National average</p>	<p></p> <p>2 out of 5 stars</p>

151026 BNHLC Attachment A – Quality Measures and Inspection Report

<p> Have depressive symptoms (long stay) Reporting period: January to September 2014</p> <p>1.9% This Facility 11.4% State average 6.1% National average</p>	<p></p> <p>4 out of 5 stars</p>
<p> Were physically restrained (long stay) Reporting period: January to September 2014</p> <p>1.3% This Facility 1.6% State average 1.1% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Experienced one or more falls with major injury (long stay) Reporting period: January to September 2014</p> <p>1.0% This Facility 2.7% State average 3.2% National average</p>	<p></p> <p>5 out of 5 stars</p>
<p> Were given, appropriately, the seasonal influenza vaccine (long stay) Reporting period: January to September 2014</p> <p>98.2% This Facility 96.2% State average 94.6% National average</p>	<p></p> <p>3 out of 5 stars</p>
<p> Were given, appropriately, the pneumococcal vaccine (long stay) Reporting period: January to September 2014</p> <p>97.0% This Facility 96.9% State average 94.1% National average</p>	<p></p> <p>2 out of 5 stars</p>
<p> Received an antipsychotic medication (long stay) Reporting period: January to September 2014</p> <p>13.3% This Facility 17.8% State average 19.5% National average</p>	<p></p> <p>4 out of 5 stars</p>

Dr William O Benenson Rehab Pavilion

Inspection Report

Report Period: March 2011 to February 2015

PFI: 7298

Regional Office: [MARO--New York City Area](#)

This report displays citations for Certification Surveys and Complaint Surveys during the reporting period.

Summary

This table summarizes the citations in the details section of this report and compares them against the statewide average.

Measure	This Facility	Statewide Average
Standard Health Deficiencies	5	23
Life Safety Code Deficiencies	2	11
Total Deficiencies	7	34
Deficiencies Related to Actual Harm or Immediate Jeopardy	0	1
% of Deficiencies Related to Actual Harm or Immediate Jeopardy	0%	3%