

GARDEN CARE CENTER

Report ID: CCN 335817
Generated: 2026-07-25T19:44:39.414Z

§ 1 Facility Identity

Facility	GARDEN CARE CENTER
CCN	335817
Location	135 FRANKLIN AVENUE, FRANKLIN SQUARE, NY, 11010
Ownership type	For profit - Partnership
Certified beds	150

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	3 (50% vs prior 24 months (6))
Deficiency citations — prior 24 months	6
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$0
NY state average	\$23,784 (this facility is 0.0× the NY average)
National average	\$31,239 (this facility is 0.0× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 3 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	E	Standard survey
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	D	Standard survey
F880	Provide and implement an infection prevention and control program.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: BENJAMIN LANDA (49 facilities); Owner on file: GOTTLIEB, MIKOLS (individual)
Ownership chain	BENJAMIN LANDA (49 facilities)
Penalties vs chain average	\$0 vs \$18,256 (0.0× the chain average)
Current deficiencies vs chain average	3 vs 4.9 (0.6× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	5 / 5 (state avg 3 · US avg 3)
Health inspection	4 / 5 (state avg 2.7 · US avg 2.8)
Staffing	2 / 5 (state avg 2.7 · US avg 2.9)
Quality measures (QM)	5 / 5 (state avg 3.9 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/335817
Snapshot SHA-256	bf25789debbbc409cae2d1b08d9f65d6de2ed06196cd1a6a371ad407cb8c156e6
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
 2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 335817.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash bf25789debbbc.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).
-

This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

CareSentinel operates as an independent legal-advertising service, not a law firm, and does not recommend, endorse, or vouch for any attorney (ABA Model Rule 5.4). This document restates the public federal record only; it is not legal advice and forms no attorney-client relationship. Inspection findings are point-in-time CMS survey results, not a determination that any specific resident was harmed.