



BEHAVIORAL HEALTH SERVICES ADVISORY COUNCIL

OASAS PROJECT REVIEW AGENDA – SEPTEMBER 10, 2025

PROVIDER: NEW DAY TREATMENT CENTER LLC

Type: Change in Ownership

Project #: 244021

Staff: Phillip Plessas

PROVIDER: ODYSSEY HOUSE, INC.

Type: Capital Project

Project #: 254035

Staff: Bradford Ellis

PROVIDER: SBH COMMUNITY SERVICE NETWORK, INC.

Type: New OASAS Provider

Project #: 254024

Staff: Jeff Capitemmino

PROVIDER: TWIN COUNTY RECOVERY SERVICES, INC.

Type: Capital Project

Project #: 254032

Staff: Jeff Capitemmino

MEMORANDUM

Review of Application 2024.021/CON#244021

TO: Director of Certification Bureau Dena Holmes
FROM: Phillip Plessas
DATE: August 18, 2025
SUBJECT: Application Review for New Day Treatment Center LLC

APPLICANT DETAILS

Applicant: New Day Treatment Center LLC
Application #: 2024.021
CON#: 244021
Purpose: Change of Ownership
County: Queens

PROJECT SUMMARY

New Day Treatment Center LLC (New Day) submitted a Certification Application requesting New York State Office of Addiction Services and Supports' (OASAS) approval for Change of Ownership affecting operating certificate #12352- Part 822 Outpatient Services. The facility is located at 10-50 Beach 21st Street, Far Rockaway, New York, 11691.

The founding ownership was established as follows: Paul Creary held 10% interest, Joel Friedman, and Chaim Genger each held 45% interest. Since its establishment, Paul Creary and Chaim Genger resigned and sold their interest in New Day.

New Day established a new operating agreement which identifies three new owners with interests distributed as follows: the sole, remaining, original owner Joel Friedman holds 30%, new owners, Israel Tenenbaum and Arie Lichtenstien, each hold 30% and Lourdes Herrera, current chief executive officer, holds 10% interest.

OASAS was not notified of this change in ownership at the time it occurred.

NEED

New Day is an established, fully operational outpatient service with a telehealth designation.

Mr. Friedman notified Community Board 14 of the change in ownership, via letter to the Board District Manager, Jonathan Gaska. In response, Ms. Dolores Orr, Chairperson for Board#14Q acknowledged the notice. No objections were voiced.

CHARACTER AND COMPETENCE

On December 9, 2022, New Day Treatment Center, LLC received OASAS approval to establish as a new OASAS Provider with three owners: Chaim Genger, Joel Friedman and Paul Creary.

During this time, Ms. Herrera was an employee of OASAS as the Regional Office manager assigned to this application and signed off on the final recommendation to approve the action on September 2, 2022.

The new provider application was presented to the Behavioral Health Services Advisory Council (BHSAC) on September 20, 2022, and received a recommendation of approval.

On November 7, 2022, before final approval of the application, the original Operating Agreement was changed and revised, naming ownership to include Joel Friedman, Israel Tanenbaum, Aryeh Lichtenstein, and Lourdes Herrera. This change was not disclosed to OASAS nor approved.

On November 28, 2022, Ms. Herrera was offered and accepted a position as Vice President at New Day Treatment Center, LLC.

OASAS believes that failure by New Day to notify OASAS of changes to ownership without approval and Ms. Herrera's failure to fully disclose information to the New York State Commission on Ethics and Lobbying in Government (COELIG), detailing her close involvement with New Day while employed by OASAS and within 2 years post-employment, has a negative impact on the overall character and competence of New Day.

Accordingly, OASAS recommends that Ms. Herrera and/or New Day provides COELIG with a complete written summary of her employment history, inclusive of her last day on New York State payroll, the timing and nature of her involvement with New Day while an OASAS employee, her interactions with OASAS as a New Day owner, and request a formal written determination as to whether her conduct implicates restrictions imposed by the New York State Public Officers Law.

OVERALL FINANCIAL CONDITION OF THE PROVIDER

Analysis of the budget was not conducted. No changes to program service or provision are proposed.

ADEQUACY

This action does not involve any changes to the facilities.

COMPLIANCE

Policies and procedures were reviewed for regulatory compliance at the most recent site inspection; they were accepted by OASAS. They were not reviewed as part of this application.

CONTINUITY OF CARE

New Day is an established service and indicated plans to continue services without any changes to existing practice, continuing care with existing referral agreements. No other changes are proposed.

RECOMMENDATION

OASAS's recommendation is to disapprove the request from New Day Treatment Center LLC to change ownership of Part 822 Outpatient service based on character and competence.

SUPPORTING MATERIALS

ATTACHMENTS

Map of 10-50 Beach 21st Street, Far Rockaway, New York, 11691

ArcGIS Web Map





Office of Addiction Services and Supports

KATHY HOCHUL
Governor

CHINAZO CUNNINGHAM, MD
Commissioner

New York State Office of Addiction Services and Supports (OASAS)
Bureau of Certification

MEMORANDUM

Review of Application CA#2025.033 / CON#254035

TO: Director of Certification Bureau Dena Holmes
FROM: Bradford Ellis
DATE: 8/12/2025
SUBJECT: Application Review for Odyssey House, Inc.

APPLICANT DETAILS

Applicant: Odyssey House, Inc.
Application #: 2025.033
CON#: 254035
Purpose: Capital Project
County: New York

PROJECT SUMMARY

Odyssey House, Inc. submitted a Certification Application to the New York State Office of Addiction Services and Supports (OASAS) requesting approval for a capital project located at 219-233 East 121st Street, New York, NY 10035, which affects operating certificate #10052.

This proposal is to renovate and preserve Odyssey House Inc.'s existing 54,411 square foot (sq ft) facility, known as "The Manor," located at 219 East 121st Street, New York, New York. This project will preserve the facility and modernize the building systems, bringing it into compliance with OASAS regulations, code, and ADA standards. The current 196-bed facility has been operating under legacy regulations, and this project will realign the program to comply with current space requirements, reducing capacity to 192 beds. All work summarized under this contract will include, but not be limited to, general construction, mechanical, electrical, plumbing, sprinkler, fire alarm, communications, data, etc. The applicant indicated no changes to services, hours of operation, or staffing. The program will continue to offer Residential Services and will convert to Part 820 Residential Services to include Stabilization, Rehabilitation, and Reintegration elements.

The projected \$51,435,000.00 construction project is presently in the pre-contract phase.

The applicant does not anticipate this Capital Project disrupting services. Construction will occur in stages to keep certified services intact during the renovation. The applicant indicated that if they see the need to move the clients, they will have a suitable site to temporarily relocate the clients and service.

NEED

The current building has significantly deteriorated over the years and has become a health and safety issue for the clients and facility staff. The existing roof, roof drains, parapets, and windows are leaking, causing extensive interior damage. Their entire mechanical systems are at the end of their useful life and need replacement. The client and administrative spaces, including the elevators, bathrooms, kitchen and equipment, and finishes, are worn, dated, and need to be replaced. The outdoor recreation area has shown severe deterioration beyond reasonable usefulness and is a safety issue for clients. This Capital Project is to strictly renovate the existing building and will not affect the current footprint.

To satisfy the required community outreach, the applicant provided emails confirming that Community Board 11 had received notification regarding this Capital Project.

County Planning

In their 2024 County Plan, the NYC Department of Health and Mental Hygiene (NYCDOHMH) identified the goals of maintaining and enhancing services and increasing access to and availability of treatment services.

LGU recommendation

The NYC County Local Government Unit (LGU) submitted a favorable recommendation on 7/24/25 in support of this application.

RO recommendation

The OASAS NYC Regional Office submitted a favorable recommendation on 8/12/25 in support of this application.

CHARACTER AND COMPETENCE

Founded in 1967, Odyssey House Inc. is a comprehensive social services agency based in New York City. They offer a continuum of residential and outpatient substance use disorder (SUD) treatment as well as supportive housing, recovery, and other support services. According to the applicant, Odyssey House's performance indicators reflect excellent treatment outcomes. Additionally, Odyssey House Inc. indicated that they are well-regarded in the community and are very active with neighborhood groups, local hospitals, courts, and civic groups.

Odyssey House currently holds six operating certificates that comprise one Part 822 Outpatient Services, three Part 819 Intensive Residential Rehabilitation, and two Part 820 Residential Services. All OASAS-certified programs are in good standing.

OVERALL FINANCIAL CONDITION OF THE PROVIDER

According to the most recent fiscal review completed on 12/23/24 by OASAS' Fiscal Audit and Review Unit, Odyssey House is considered fiscally viable.

Odyssey House submitted a budget that has projected construction costs of \$51,435,000.00. The budget was reviewed by the NYC Regional Office, and there were no reported concerns.

ADEQUACY

To satisfy the proof of ownership of the site, the applicant submitted a deed that was reviewed and accepted.

This Capital Project will allow the applicant to provide services at an updated certified site that will be compliant with current OASAS standards and regulations. The reconfiguration will also create an environment that will allow for better procurement of treatment services.

COMPLIANCE

The actions in this application will not change services, staffing patterns, or policies and procedures, all of which have already been accepted by OASAS.

CONTINUITY OF CARE

Odyssey House, Inc. is a long-standing provider in the community that offers several treatment options within its OASAS-certified programs. The proposed Part 820 speaks to the applicant's commitment to providing a thorough continuity of care by offering Stabilization, Rehabilitation, and Reintegration elements. As a decades-long stockholder in the community, they have been able to foster relationships with other providers of behavioral health services, local hospitals, civic groups, the judicial and correction systems to help strengthen their ability to provide their clients a continuity of care.

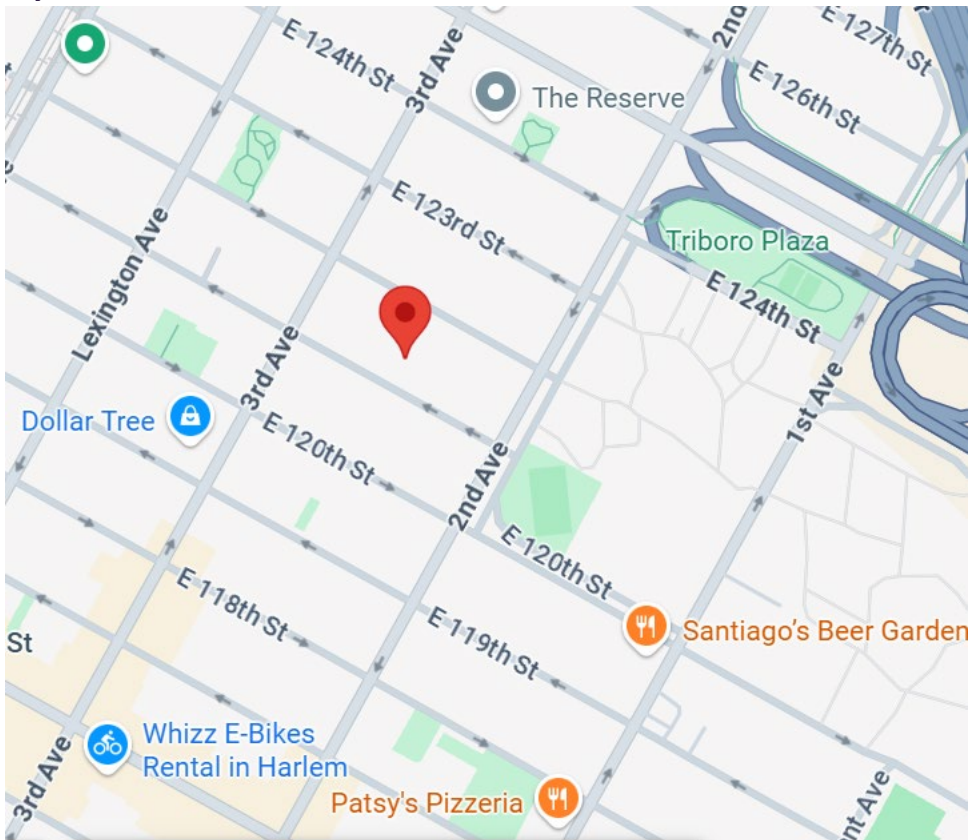
RECOMMENDATION

OASAS recommendation is to approve the request from Acacia Network, Inc. as Sponsor, Bronx Addiction Services Integrated Concepts System, Inc. as Operator's Capital Project application attached to its Part 820 Residential Services with the following contingencies:

- OASAS Facilities Evaluation and Inspection Units completion and approval of a State Environmental Quality Review (SEQR), floor plan review, and inspection.

SUPPORTING MATERIALS

Map



FINAL DECISION

EFFECTIVE DATE

MEMORANDUM

Review of Application #2025.021/CON#254024

TO: Director of Certification Bureau Dena Holmes

FROM: Jeffrey Capitummino

DATE: August 20, 2025

SUBJECT: Application Review for SBH Community Service Network, Inc.

APPLICANT DETAILS

Applicant: SBH Community Service Network, Inc.

Application #: CA #2025.021

CON#: 254024

Purpose: New OASAS Provider/Part 822 Outpatient Services

County: Kings

PROJECT SUMMARY

SBH Community Service Network, Inc. (SBH) submitted a Certification Application requesting approval from the New York State Office of Addiction Services and Supports (OASAS) to become a new provider of Part 822 outpatient substance use disorder (SUD) services at 1955 McDonald Ave in Brooklyn, NY, 11223. The site is located in a densely populated area that includes the neighborhoods of Gravesend, Bensonhurst, and Coney Island in Brooklyn. This existing site hosts several social service agencies, primarily serving the Syrian Jewish community and the Middle Eastern and North African (MENA) populations of Brooklyn.

The proposed SUD clinic will be located within an existing New York State Office of Mental Health (OMH) certified Part 599 Mental Health Outpatient Treatment and Rehabilitative Service Program (MHOTRS) clinic. SBH intends to eventually combine the SUD and OMH services into a Certified Community Behavioral Health Clinic (CCBHC), following the guidelines set by the Substance Abuse and Mental Health Services Administration (SAMHSA). The current program hours are Monday through Friday from 8 a.m. to 5 p.m. and Sunday from 9 a.m. to 1 p.m., and these will now also include SUD services.

NEED

A 2023 Community Needs Assessment funded by SAMHSA identified a significant need for SUD services among the MENA population, which reportedly constitutes the largest part of SBH's target population at the MacDonald Avenue Part 599 clinic. The assessment highlighted cultural and language barriers to accessing care. In response, the applicant received a SAMHSA grant for deficit funding to establish new SUD services at this location.

On March 26, 2024, the applicant submitted documentation showing they presented the proposed services in this application at the Brooklyn Community Board 15 General Board Meeting. According to the applicant, the proposal "was received positively and no objections were raised."

Alternatives

The applicant states there are two OASAS-certified Part 822 outpatient SUD programs: The Jewish Board of Children and Family Services, Inc., and the Safe Foundation, Inc., both located within the same zip code as the proposed services. The Jewish Board does not provide culturally appropriate services to the MENA population, and the Safe Foundation offers therapy for SUD and gambling disorder but does not provide OMH-certified mental health services, therefore making this new service unique.

County Planning

In their 2024 County Plan, the NYC Department of Health and Mental Hygiene identified the goal of maintaining and enhancing “access to outpatient clinical services across all disability areas” and increasing “access to and availability of treatment services to those with co-occurring needs.”

Local Governmental Unit (LGU) recommendation

The New York City LGU recommendation in support of this application was received on August 12, 2025. The LGU states in their recommendation that “the proposal is supported by a SAMHSA CCBHC grant and an extensive needs assessment.”

Regional Office (RO) recommendation

The Bureau of Certification received the OASAS New York City RO recommendation supporting this application on July 1, 2025. Regarding the need for services, RO noted that the applicant is funded through a 2023 SAMHSA Community Needs Assessment, which highlighted cultural and linguistic challenges and barriers to care for many current service recipients at the proposed location.

CHARACTER AND COMPETENCE

SBH Community Service Network, Inc. has been a domestic not-for-profit corporation since 1974, when it was initially incorporated as Sephardic Bikur Holim, Inc. The Sephardic Bikur Holim Clinic, located at 1955 McDonald Ave, Brooklyn, is an OMH-certified MHOTRS program serving children, adolescents, and adults. According to OMH, its Operating Certificate #7730001A is currently in good standing.

The SBH Board of Directors has 32 members, including Dr. David Sitt, PsyD, who has been serving since 2021. As a qualified healthcare professional (QHP), Dr. Sitt satisfies the experience criteria for substance use disorder treatment outlined by OASAS.

OVERALL FINANCIAL CONDITION OF THE PROVIDER

The proposed annual budget identifies revenues at \$420,000 and expenses at \$402,313, resulting in a net profit of \$17,687. The applicant reports receiving a \$56,013 CCHBC grant from SAMHSA for deficit funding.

The OASAS Fiscal Audit and Review Unit completed a fiscal review of SBH on August 20, 2025, and the results indicated that they are financially viable and capable of supporting new treatment services while starting up.

The applicant reports in their budget that revenue will primarily be generated from managed care, Medicaid, and commercial insurance payments, with a smaller portion of income from Medicare and client fees, including fee-for-service payments.

The OASAS New York City Regional Office did not report concerns after reviewing the SBH budget.

ADEQUACY

SBH submitted a deed of ownership for 1955 McDonald Avenue in Brooklyn, which was reviewed and accepted.

The applicant submitted a staffing plan that complies with regulatory requirements. They plan to share their current mental health program staff for outpatient SUD services coverage and intend to hire a full-time Program Director (Qualified Healthcare Provider), a part-time Certified Recovery Peer Advocate (CRPA), and two full-time Credentialed Alcoholism and Substance Abuse Counselors (CASACs).

The OASAS Facilities Evaluation and Inspection Unit (FEIU) completed the following reviews of the proposed space:

- On May 13, 2025, a floor plan review stated that the proposed space is more than adequate to support new Part 822 Outpatient SUD services.
- On March 17, 2025, a State Environmental Quality Review determined that the proposed site did not require further environmental review, as it was a predetermined SEQR Type II non-significant action.
- On April 24, 2025, a final inspection of the proposed space stated that the proposed location was in compliance.

COMPLIANCE

The applicant submitted a staffing plan for the proposed location that meets regulatory requirements and includes one part-time Medical Director, one full-time Clinical Director (who is a qualified health professional), two full-time Credentialed Alcoholism and Substance Abuse Counselors (CASACs), and one part-time Certified Recovery Peer Advocate (CRPA).

Policies and procedures have been reviewed for regulatory compliance and are accepted by OASAS.

CONTINUITY OF CARE

SBH's services for SUD will build on its existing certified mental health services, which already include family support, medical care, nutrition programs, and medication management. Furthermore, SBH's Care Coordinators assist with referrals to other supportive services within their care network that encourage economic stability, such as career guidance and entitlements navigation.

SBH has a memorandum of understanding (MOU) with Ohel Children's Home and Family Services, located at 1268 East 14th Street in Brooklyn. They report that this collaboration between providers aims to "establish a framework of care coordination, assessment, timely transition of care where appropriate, and management practices." This MOU enables referrals for services such as health homes, PROS, foster care services, mental health residential treatment, preventive programs, services for families and children with developmental disabilities, and domestic violence services.

RECOMMENDATION

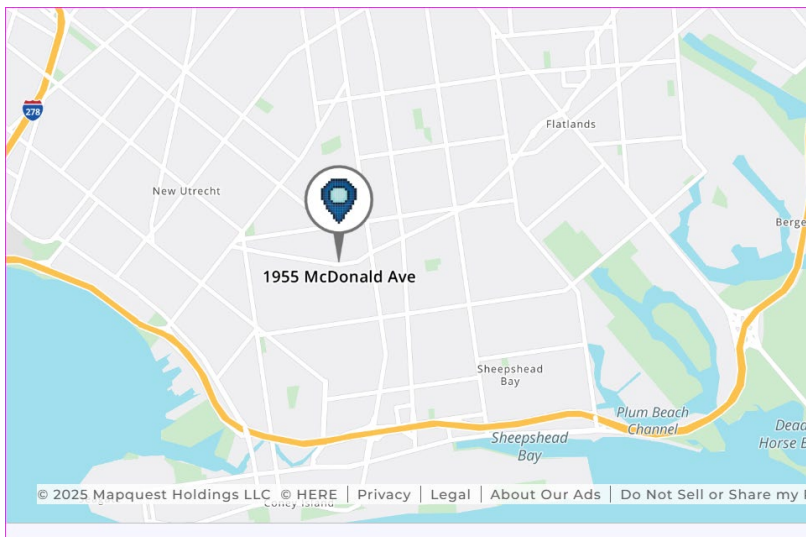
OASAS' recommendation is to approve the request from SBH Community Service Network, Inc., to become a New Provider of Part 822 outpatient SUD services at 1955 McDonald Ave in Brooklyn, NY, 11223, with the following contingencies:

- Verification of hiring sufficient staff to meet regulatory requirements
- Copy of filing receipt from the New York State Department of State showing that the amended Certificate of Incorporation, including the OASAS-required language, has been filed

SUPPORTING MATERIALS

Map

1955 McDonald Avenue in Brooklyn, 11223



FINAL DECISION

EFFECTIVE DATE

MEMORANDUM

Review of Application CA#2025.029 / CON#254032

TO: Director of Certification Bureau Dena Holmes

FROM: Jeffrey Capitummino

DATE: July 23, 2025

SUBJECT: Application Review for Twin County Recovery Services, Inc.

APPLICANT DETAILS

Applicant: Twin County Recovery Services, Inc.

Application #: 2025.029

CON#: 254032

Purpose: Capital Project

County: Columbia

PROJECT SUMMARY

Twin County Recovery Services, Inc. (TCRS) submitted a Certification Application seeking approval from the New York State Office of Addiction Services and Supports (OASAS) for a Capital Project at 94 Healy Boulevard, Hudson, New York, 12534. The project involves acquiring a vacant lot to construct a new facility, which will impact operating certificate #12316.

The new facility will replace the applicant's Part 820 Congregate Care Residential Reintegration services for adults at 437-441 Columbia Street in Hudson, also known as the Red Door. The client capacity at the new location will increase from 13 to 18 beds, with plans to add rehabilitation and stabilization services. TCRS will acquire the property and build a new facility at 94 Healy Boulevard, a vacant lot. TCRS states that, from a programmatic perspective, this property is outdated and small, and it is not configured correctly for a Part 820 program. There is no private room available for families to meet with clients, nor are there designated group rooms for therapy sessions. They also state that expanding the building with an addition is impractical due to the limited lot size and setback requirements. Moreover, TCRS would need to reduce its census without expanding the facility to renovate it to current standards.

The floor plan is designed to include a clinical/support wing, a residential wing, and administrative areas within 6,800 gross square feet of space with an energy-efficient HVAC system and ample on-site parking. The kitchen, dining, living, recreational, and multi-purpose spaces will be central to the facility. The residential wing features eight double and two single bedrooms, laundry facilities, and a lounge area for family visits.

This contract encompasses all work, including general construction, mechanical work, electrical work, plumbing, sprinkler systems, fire alarm systems, communication systems, and data services. The estimated cost for the Capital Project is \$4,962,000. As of July 18, 2025, the project was in the design phase, with an estimated completion time of 18 months for the build.

The existing Red Door program building will be converted to a much-needed supportive housing facility independent of OASAS funding. This will also allow TCRS to continue services in Hudson while the new building is being constructed.

NEED

According to the OASAS Client Data System, Twin Counties had 15 admissions in 2024 and 6 so far in 2025.

TCRS reports that this project has been in the planning stages since 2019. During this time, several discussions have occurred with the Columbia and Green County Community Services Boards.

TCRS states they have communicated with the Community Service directors from Columbia and Greene Counties during the planning and final contracting process.

County Planning

The Columbia County Department of Human Services identified residential treatment services as a need in its 2024 County Plan.

Local Government Unit (LGU) Recommendation

The Columbia County LGU recommendation in support of this application was received on June 9, 2025.

OASAS Regional Office Recommendation (RO)

The OASAS Upper Hudson RO recommendation in support of this application was received on May 15, 2025. The Regional office states in their recommendation, " Project effectively expands services already offered by TCRS at their Red Door location by providing additional beds (5) and adds Rehabilitation and Stabilization services to the men's Reintegration services provided currently. The above services are needed in Columbia County at this time."

CHARACTER AND COMPETENCE

TCRS, a private, nonprofit organization established in 1974, has been an OASAS-certified provider since at least 1994 and holds six Operating Certificates, all of which are in good standing. TCRS operates certified medically supervised outpatient clinics in Hudson and Catskill and maintains a men's residential program at the Red Door Residence in Hudson as well as a women's residential program at the Riverside Residence in Catskill. They also offer prevention services to community schools, including education for parents and school staff, and provide instruction through the NYS Department of Motor Vehicles Impaired Driver Program.

OVERALL FINANCIAL CONDITION OF THE PROVIDER

According to the most recent fiscal review completed by OASAS' Fiscal Audit and Review Unit on May 13, 2025, TCRS is considered fiscally viable.

TCRS submitted a budget for this project, estimating the capital cost at \$4,962,000.00, which an OASAS Capital Project Funding Grant will fund. This includes \$2,661,000.00 for construction, \$2,041,000.00 for renovation, and \$260,000.00 for property acquisition.

The OASAS Hudson Regional Office reviewed the TCRS budget, and no concerns were reported.

ADEQUACY

TCRS reports they are in the process of acquiring the 94 Healy Boulevard property in Hudson, for which they report their attorneys are actively negotiating a closing date.

When the project is complete, the space will enable the continuation of existing services at a site with enhancements to the physical environment. Additionally, the staffing will be enhanced to align with the added elements of stabilization and rehabilitation.

COMPLIANCE

TCRS is currently adequately staffed for the reintegration element at its existing 820 services at the Columbia Street location. Once the new building is completed, it plans to hire additional staff for the rehabilitation and stabilization elements, supplementing existing approved policies and procedures with new ones requiring approval for the new elements.

CONTINUITY OF CARE

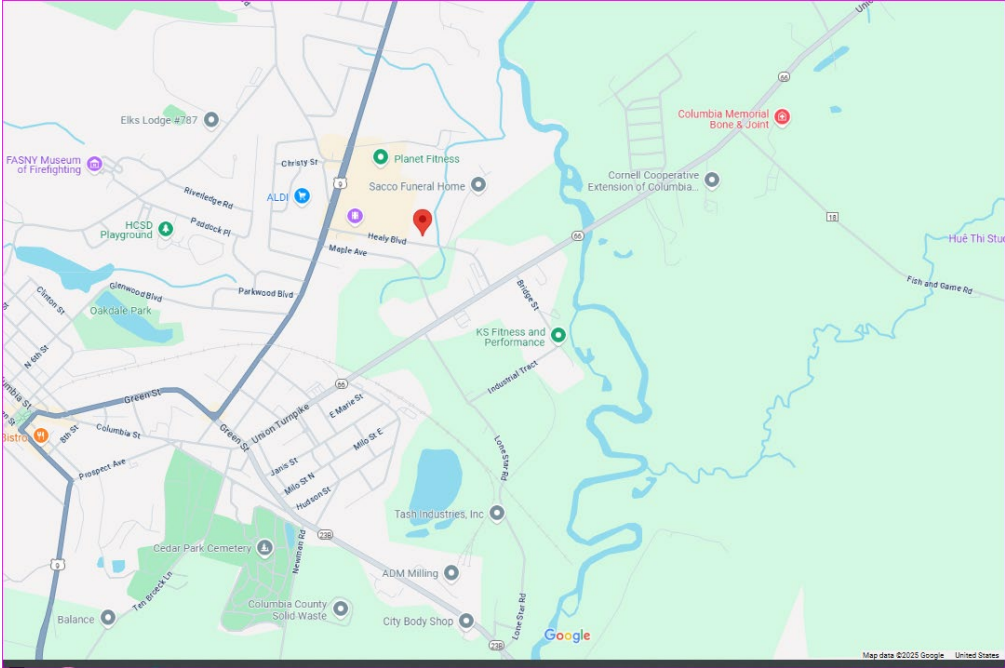
TCRS is an established OASAS-certified provider with community residential, outpatient, and prevention services in Columbia County. Additionally, it has well-established external relationships with community human resource agencies to ensure continuity of care for clients. The applicant plans to maintain its core elements while developing new relationships, increasing its community residence capacity from 13 to 18 adult beds, and adding rehabilitation and stabilization elements.

RECOMMENDATION

OASAS recommends approving the Twin County Recovery Services, Inc. request for a Capital Project application attached to its Part 820 Residential Services with the following contingencies:

- OASAS Facilities Evaluation and Inspection Units completion and approval of a State Environmental Quality Review (SEQR), floor plan review, and inspection.
- Submission of A Deed of Ownership for the proposed program space.
- Verification of the hiring of sufficient staff to meet regulatory requirements.
- Submission and approval of a PPD-18 application for changes to existing Part 820 residential services.
- Submission and approval of policies and procedures for the new residential reintegration elements requested.

SUPPORTING MATERIALS



FINAL DECISION

EFFECTIVE DATE