



FREE

Covering White Plains, Greenburgh and Harrison

June 12-June 18, 2018

SMALL NEWS IS BIG NEWS

Volume 8, Issue 356

WP High School Athletic Dept. Honors WPE Sportswriter

ANNA YOUNG PHOTO



The White Plains High School Athletic Department and White Plains High School Administration acknowledged Albert Coqueran, Sportswriter/Photojournalist, The White Plains Examiner, on White Plains High School Senior Athletics Awards Night. White Plains Mayor Thomas Roach also presented Coqueran with a Proclamation declaring Friday, June 8, 2018, as "Albert Coqueran Day" in the City of White Plains. Coqueran is pictured here with his longtime companion Martha and his daughter.

For more on the award see page 15.

Pubic Hearing Opens on Fate of Historic N. Broadway Property

By Pat Casey

The opening of the combined public hearings on the petition submitted by WP Development NB, LLC, to amend the White Plains Zoning Ordinance to create a new Planned Residential Development Zoning District and amend the Zoning Map classification from RM-1.5 to Planned Residential Development, and the Draft Environmental Impact Statement (DEIS) for the property at 52 N. Broadway, the former Good Counsel campus, attracted a large crowd to Council Chambers on June 4.

Mayor Tom Roach noted at the opening of the hearing that it would definitely be adjourned to July 2 and could possibly go to August.

William Null, an attorney with the White Plains-based law firm Cuddy and Feder representing the developer,

presented the alternative option for development of the site, reducing the original proposed height of the apartment complex at the rear of the property from 140 feet to 110 feet and reducing residential unit densities for the rental apartments, the Sunrise senior residential facility and Pace Law School student housing.

The alternative plan, which focuses on preserving the expansive green space and front lawn views from North Broadway, keeps the Chapel of the Divine Compassion on the site at its existing location. The Mapleton House (the grey Victorian-style house to the right of the chapel when viewed from N. Broadway) would be moved to another location on the site and a portion of the existing convent would be preserved; turned

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Westchester Raises the Age for Tobacco and e-Cig Purchases to 21

Westchester County has raised the age for the sale of tobacco products from 18-years-old to 21-years-old. The measure has been in the works for the past four years and was passed by a bipartisan vote of 16-1 in the County Legislature during its June 4 meeting, and was signed into law by County Executive George Latimer on June 7.

The new law, which includes the purchase of cigarettes, e-cigarettes and vaping products, goes into effect within 60 days.

Latimer and the BOL believe the measure will dramatically reduce the number of new smokers and the likelihood of new addictions to vaping products, some of which the County Health Dept.



Surrounded by Westchester County Legislators, health advocates and youth activists, Westchester County Executive George Latimer signed into law a bill that raises the age for the sale of tobacco products from 18-years-old to 21-years-old in Westchester County.

claims have a higher nicotine content than cigarettes.

Earlier this month, the town of New Castle raised the age there to 21. Last month Rockland County did the same. New York City established 21 as its age limit in 2013.

Many counties across New York have already established 21 as the tobacco-sales age limit – from Cattaraugus in Western New York to Schenectady County upstate to Onondaga County in Central New York to Suffolk County on Long Island.

On signing the bill Latimer said, "Somebody today is going to find it harder to get that tobacco product

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Westchester Raises the Age for Tobacco and e-Cig Purchases to 21

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because of this law. And because it's harder for them to get it now, somewhere 50 years down the road they'll have aged without picking up the habit. People will be living longer lives, and that's why this law is important."

Board Chair Ben Boykin (D-White Plains) said, "This measure will protect the health of young people in Westchester, not only those ages 18 to 21 but also younger people who are more likely to have an 18 or 19-year-old willing to buy them tobacco and nicotine products in their social circles. This is especially important with the explosive growth of high-nicotine vaping among middle schoolers and high schoolers today."

Majority Leader Catherine Parker (D-Rye) said, "This is an important step in keeping our kids safe and healthy, particularly with the research showing the negative impacts of nicotine on the adolescent brain, and the dramatic growth of vaping among young people. Whatever we do to prevent kids from smoking or

becoming addicted to nicotine today, pays dividends for a lifetime."

Director of the American Lung Association of the Northeast Maureen Kenney agreed. "Almost all smokers start as kids or young adults and this is the age group that the tobacco industry heavily targets in order to recruit and addict new customers. Increasing the tobacco age to 21 will help to prevent young people from ever starting to smoke while reducing tobacco related illness, death and health care cost caused by tobacco use," Kenney said.

Scarsdale High School Senior Jack Waxman, present when the county executive signed the new law said, "Because of the Tobacco 21 law, I'm looking forward to paving the way for the younger generation. For the 12 and 13-year-olds that were thinking of starting to use e-cigarettes, this is putting up a barrier. This is our way of saying we want to protect you, and this is what's best for you."

Pubic Hearing Opens on Fate of Historic N. Broadway Property

continued from page 1

into a museum dedicated to the historic significance of the property and the story of the Sisters of the Divine Compassion and their founders who are buried in a crypt within the chapel on the site.

Many of the residents speaking during the hearing came from the taller apartment buildings on Stewart Place (notably 10 and 15 Stewart Place), which face the back of the proposed development site where the large apartment building would be constructed. These residents were concerned about the construction of a large building obstructing their views as well as traffic congestion and safety issues on local streets in the neighborhood.

Ross Street, which is narrow with tight corners and faces the proposed development site, was mentioned several times as residents described the potential for severe problems with truck traffic if the proposed service entrance to the new apartment building was built directly across from existing parking areas.

Speakers also referenced a November 2017 letter from the Westchester County Planning Department that suggested decreasing the large green open space at the N. Broadway side of the property and building lower (3-story) residences to spread the unit density over a larger area as a preference over the 10-story building at the back of the site.

The landfill in the lower field, which had been capped with a protective membrane, was another focus of discussion. Several residents said they did not understand how the DEIS process could move forward with the landfill issue unresolved.

The portion of the development site containing the landfill is outside the area declared a historic landmark by the White Plains Historic Preservation Commission and would contain a large portion of the proposed apartment building.

Null noted that the developer was working with the state DEC and was expecting a modified order on the landfill, which Null said contained construction debris from I-287.

Barbara Allen, a resident at 10 Stewart Place, brought photos showing where the protective membrane on the landfill

had been breached and laid exposed for months awaiting a resolution.

The Council, at the same meeting, voted unanimously to hire an independent consultant to perform environmental testing at the landfill, to be paid for by the applicant.

Clifford Davis, a White Plains-based environmental and land-use attorney, hired by the residents at 10 Stewart Place, expressed concern over the legal procedure of moving forward with the DEIS because an alternative plan had been put forward. Davis also said the proposed plan did not conform with the White Plains Comprehensive Plan, objecting to the premise made by Null that the city had not considered the potential sale of the Good Counsel property when it updated the Comprehensive Plan in 2006.

Vito Fragala, Vice President of the N. Broadway Civic Association, said the residents of the association did not support reactive spot zoning and that no zoning change should be made at the request of the developer.

Fragala further commented on the growing number of residential buildings, adding thousands of new living units to White Plains, and questioned whether the pace of development was out of step with demand.

With the public hearing adjourned to the July 2 meeting of the Common Council, issues of storm water management, a review and update of the Comprehensive Plan, the condition of buildings on the historic campus, traffic impact on all surrounding neighborhoods, the adequacy of the number of proposed parking spaces, the toxic state of the landfill and the legal process of the DEIS remained on the table.



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County BOL Acquires White Plains Site for Senior Affordable Housing

A project to create 56 new units of affordable housing for seniors in White Plains is moving forward after unanimous approval by the Westchester County Board of Legislators at their June 4 meeting.

The long-in-the-works project is Mount Hope Plaza at 65 Lake St. in White Plains, which will create affordable housing units for seniors 62 years and older.

The apartments will be available to seniors, whose household incomes are no more than 50% or 60% of the area median income, depending on the size of the apartment.

During the meeting, the Board unanimously approved the county's acquisition of the .75-acre site for \$2.1 million dollars. The county will transfer the property to the Mount Hope Community Development Corporation with the stipulation that the housing built there remain affordable for at least 50 years.

Further funding from the project principally will come from New York State sources.

"This is a dream project," said Board Chair Ben Boykin (D-White Plains). "It will offer the truly affordable housing for seniors that the county so desperately needs, with all the best possible attributes for this kind of project: a park across the



Architect's rendering of the planned senior housing project on Lake Street in White Plains.

street; shopping, restaurants and services in downtown White Plains less than half a mile away; and mass transit accessibility with a Bee-Line bus stop nearby and a Metro North train stop just a mile away. These are the kinds of projects we need more of in Westchester County and I'm thrilled to see it moving forward."

The county, the City of White Plains and Mt. Hope AME Zion Church, which currently owns the site, have worked together for years with other local religious institutions, community

members, and housing advocates in planning the project.



Board Vice Chair Alfreda Williams (D-Greenburgh) said, "I am delighted that we are finally moving forward with this project. It is sorely needed in Westchester County and especially in the White Plains area, particularly given Westchester's graying population. The Board of Mt. Hope AME Zion Church is to be congratulated for their foresight, perseverance and willingness to do this."

The Rev. Dr. Gregory Robeson Smith,

pastor of Mount Hope AME Zion Church, said, "Providing truly affordable housing is not a mission, it's a mandate -- to maintain sustainable communities and provide for continued, effective quality of life for those in need. We are excited and very appreciative about the Mt. Hope partnership with Westchester County government and the City of White Plains. This is how it can and will work, and it's only the beginning -- from a little acorn, a mighty oak can grow."

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County Lawmakers Take Utilities to Task for Unresponsiveness

By Anna Young

The County Board of Legislators hounded representatives from Con Edison and New York State Electric & Gas last week demanding solutions for massive power outages from storms that left thousands of residents without power.

The special meeting of the Committee of the Whole was a follow up to a Mar. 19 gathering where both utilities failed to answer several questions posed by county officials regarding storm readiness and response following back-to-back storms in early March. While legislators received



County legislators harshly criticize Con Edison and New York State Electric & Gas last week for the utilities' unwillingness to make changes that could limit the length of power outages after severe storms.

information since the previous meeting, officials said more needs to be done to improve storm response and preparation.

"We need an independent assessment of all NYSEG electricity delivery operations," Legislator Michael Kaplowitz (D-Somers) said. "The proof is in the fact that these outages

continue. They occur with frequency, they occur and affect a huge number and the restoration time is unreasonable."

Following a severe May 15 thunderstorm in northern Westchester that caused thousands to lose power for several days, Kaplowitz and Legislator Kitley Covill (D-Katonah) sent a letter to Gov. Andrew Cuomo urging him to endorse an evaluation of NYSEG's operations. They requested the assessment be conducted by a consultant hired by the county but paid for by the utility.

During the June 4 meeting, both legislators skewered NYSEG for the company's refusal to reimburse customers for food spoilage after extended power outages.

"Not reimbursing customers is a really bad move," Covill said. "I'm going to tell anyone who asks me now to bring a small claims action against you. People are frustrated, not only do they not have power for eight days, now you say no after calling it an act of God? I will offer to testify."

Covill also criticized the utility for declining to request mutual aid as part of their storm preparation, a fact that was revealed in records the company filed last month with the state Public Service Commission (PSC).

"Both Con Ed and NYSEG have been directly affected by these plethora of storms," Kaplowitz said. "But this May storm is really kind of the tipping point, as if March wasn't bad enough."

While both utilities maintained that March's dual nor'easters were much worse than predicted, they cited tree removal and storm communication as areas of improvement.

Legislator Margaret Cunzio (C-Mount Pleasant) criticized Con Edison for its tree trimming program, explaining how the utilities leave wires running through cutaways in the center trees. She suggested they create a master plan for the preventative replacement of aging transformers and poles.

Board Chairman Ben Boykin (D-White Plains) said the utilities' lack of specific plans for improving mutual aid in response to storms is disappointing.

"Mutual aid is broken," Boykin said. "The current system only seems to guarantee the residents of Westchester at least a three-day blackout until line workers begin arriving from far away. There is too much reliance on mutual aid and just not enough locally-based experienced utility staff who can jump right into work tackling downed poles and wires."

Legislators said they would be forwarding the results of their meeting with the utilities to the PSC. The commission is currently investigating the response to the storms. Legislators also expect to conduct additional meetings.

"We take this very seriously as representatives of the people of Westchester," Boykin said.



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Company Debuts Westchester to Boston Daily Bus Route

By Sydney Shulman

A technology company that schedules transportation services began offering direct bus service last month from White Plains to Boston to help satisfy local demand for transit between the two cities.

OurBus, which schedules intercity bus transportation throughout the East Coast, began the service on May 14. There is typically one bus a day, leaving from Tarrytown Road in front of the County Center at 9:50 a.m. on weekdays with an estimated time of arrival of 1:25 p.m. in front of the Sheraton at Dalton and Belvidere streets in Boston. The fare is \$20 each way.

There is also a bus on weekend mornings but with different departure times. Transportation is provided by the Frank Martz Coach Company.

The service offers an efficient and affordable alternative for local residents, whether it be for college students, leisure travelers or business people, said Axel Hellman, co-founder of OurBus. He said the service will be “transformative” and is a convenient alternative to driving.

“Up until now, there has been no direct, non-stop transportation of any kind between Westchester County and Boston, even though Boston is one of the top travel destinations for Westchester residents,” Hellman said of the reasoning behind starting the route. “Historically, the only way Westchester residents could catch a bus to Boston was to take an hour-long train ride into Manhattan and catch a bus heading to Boston, which is very impractical.”

OurBus is a technology company founded two years ago that specializes in

crowdsourced bus routes.

Users access the company through a mobile app-based service, where they can buy tickets, track their bus status, make changes to their reservations and receive live updates from OurBus transportation planners.

The company currently schedules intercity bus routes from 23 East Coast locations from Boston to Florida, with most of the routes starting in Florida and the New York, Philadelphia and Washington metropolitan areas.

OurBus spokeswoman Catherine Kadar said that through crowdsourcing the company hopes to expand to multiple departures a day from White Plains, as well as provide a secondary Westchester location, possibly New Rochelle or Yonkers.

Before OurBus, there was no direct

route to Boston from Westchester County. There are no flights from Westchester County Airport to Boston, and Amtrak’s Acela train service skips stops, making it inaccessible for many local commuters.

Driving is also inconvenient for many travelers, particularly factoring in traffic and gas prices, Kadar said.

The OurBus Westchester-to-Boston route not only saves time but is cost-efficient. A train from New Rochelle to Boston, for example, costs between \$50 and \$100 and can make multiple stops. OurBus also offers a membership program, where members receive 50 percent off with the purchase of 10 tickets for \$49.99.

For more information, including schedules, and to make reservations, visit www.ourbus.com.

Constituents Seek Compromise on Bridge Name Change



PHOTO COURTESY OF THERESA WESTMORELAND

Monroe Mann and a team of Westchester volunteers visited Albany last week to deliver about 5,000 pages of petitions, representing over 109,050 signatures, asking Gov. Andrew Cuomo to add the name Tappan Zee back in to the now named Governor Mario M. Cuomo Bridge. The petition seeks to support the bill by State Senator John DeFrancisco to add a hyphen and Tappan Zee to the official bridge name. Passionate about the Tappan Zee name because it preserves local history for future generations as well as limits confusion when the bridge is referred to by either name (a search on Google brought the name Tappan Zee Bridge with the note that the official name is the Gov. Mario M. Cuomo Bridge), the group did not meet the governor personally to deliver their message emphatically because he was away in New York City according to one of his staffers. An unnamed State Assembly staffer later told The White Plains Examiner that the Governor has said he is not interested in a compromise.



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Alyce N. Coqueran Memorial Scholarship

The Sixth Annual Alyce N. Coqueran Memorial Scholarship was presented by her son Albert Coqueran (right) to Sleepy Hollow High School senior Brianna Tovor, who will attend Ithaca College in September. The award was one of over 90 awards and scholarships presented to students during the Academic Awards Program at Sleepy Hollow High School, on June 4. The \$700 scholarship award in the name of the late Alyce Coqueran was started by The Coqueran Family and Martha Richman in 2013, after the passing of the lifelong Tarrytown resident, who was an advocate for education and the betterment of the Tarrytown community. Six of the seven surviving children



MARTHA RICHMAN PHOTO

of Alyce Coqueran graduated from Sleepy Hollow, as well as her granddaughter Aisha Coqueran. Ms. Coqueran was one of the original Founders of the Community Opportunity Center of the Tarrytowns along with retired Sleepy Hollow Guidance Counselor William Burnett, who also sponsors a scholarship award. Ms. Coqueran remained on the Board of Directors of the COC for 41 years until her passing on December 29, 2012. Alyce Coqueran was also on the Board of Commissioners of the Tarrytown Municipal Housing Authority for 27 years, as she made an effort to help low income families have a wholesome place to reside and raise their families. She was also the Site Manager for the Tarrytown Nutrition Program for Seniors for the Town of Greenburgh for 15 years. During her lifetime, Alyce N. Coqueran had two days named in her honor in Tarrytown and she was also distinguished with "Alyce N. Coqueran Day" in Westchester County. She was inducted into the Westchester County Senior Citizens Hall of Fame, on Dec. 4, 2009.

Greenburgh Nature Center Receives Sustainability Leadership Award

The Greenburgh Nature Center has been selected to receive the Charles W. Brown, Jr. Sustainability Award for Visionary Leadership and Commitment to Sustainability from the Green Business Partnership. The Greenburgh Nature Center was the first nature center to be awarded Green Business certification in 2016 for its dedication in adhering to best sustainable practices in the workplace and the importance of reducing carbon footprint. The Nature Center conducts sustainability programs in schools such as the Zero Waste program where students are introduced to the importance of "the three Rs" (reduce, reuse, recycle) in encouraging sustainable habits. The Nature Center is also partnered with the Town of Greenburgh and has introduced the largest residential food scrap recycling program in Westchester County. The award will be presented to the Greenburgh Nature Center at the 8th Annual Green Business Partnership Awards Ceremony on June 12. Pictured are students celebrating Earth Day with new plantings at the Greenburgh Nature Center.



White Plains Student to Study in China on U.S. Department of State Scholarship

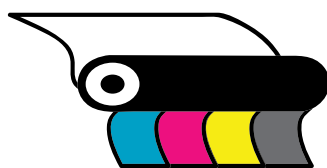
Jacob Furry, a White Plains High School student has been awarded a National Security Language Initiative for Youth (NSLI-Y) scholarship for 2018-19 by the U.S. State Department's Bureau of Educational and Cultural Affairs. Jacob will study Chinese in China this summer.

Jacob, competitively selected out of over 3,300 applications from across the United States, is one of approximately 670 students who will study Arabic, Chinese, Hindi, Korean, Persian, Indonesian or Russian overseas this coming year. While in China, Jacob will receive formal language instruction, live with a host family and experience the local culture as part of an immersion environment.

The NSLI-Y program is part of a multi-agency U.S. Government initiative launched in 2006 to improve Americans' ability to communicate in select critical languages to advance international dialogue and increase American economic global competitiveness. The goals of the NSLI-Y program include: promoting critical language learning among American youth; enhancing cross-cultural understanding and deepening trust; sparking a lifetime of interest in foreign language and culture; and developing the skills to advance international dialogue, compete effectively

in the global marketplace, promote mutual understanding, and contribute to a more peaceful world.

NSLI-Y is administered by American Councils for International Education in cooperation with AFS-USA, American Cultural Exchange Service, AMIDEAST, iEARN-USA, the Russian American Foundation, Stony Brook University, the University of Delaware, the University of North Carolina at Charlotte, and the University of Wisconsin. Applications for 2019-20 NSLI-Y programs are expected to be available at www.nsliforyouth.org in the late summer.




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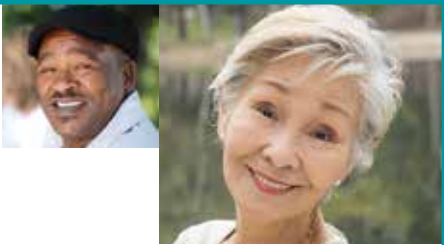
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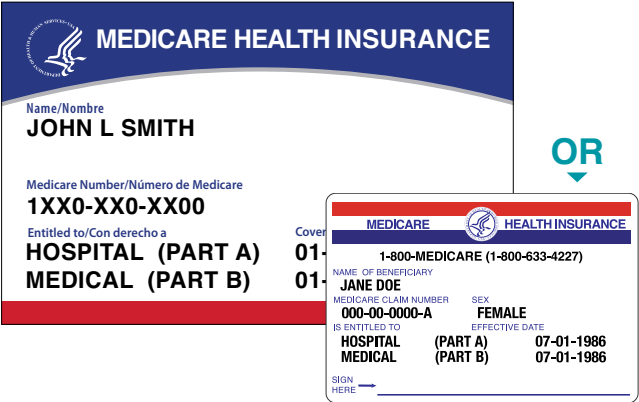


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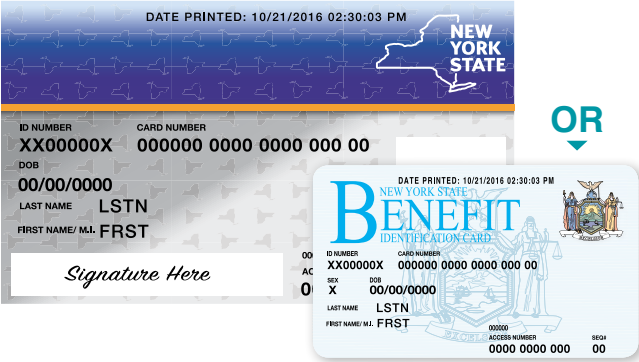
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Monday–Sunday, 8:00 a.m.–8:00 p.m. from October 1–February 14

Obituaries

Barbara Edgerton

Barbara Grace Edgerton, a White Plains resident, died June 3 at the age of 82.

She was born May 20, 1936 in the Bronx to Roy Charles and Catherine Veronica Constance.

Barbara worked for 30 years as a manager for New York Telephone Company, retiring in 1990. She was also a member of the White Plains Historical Society.

She is survived by her children: Laurel Warager and her husband David of White Plains and Michael Hoban and his wife Svetlana of Dublin, OH and her sister Lynn Blakeslee. Also surviving are her grandchildren: Eugene Hoban and his wife Anna, Max Hoban, Meghan Warager and Brian Warager.

Her husband Bertram Edgerton predeceased her.

Barbara was a loving and proud mother and grandmother. Her greatest joy was in spending time with her beloved family, especially her four grandchildren. She was a strong and independent woman who lived her life with courage and strength.

In lieu of flowers please make donations to Move to Empower, 575 Knollwood Road White Plains, NY 10603.

Talarico DeLaurentis

Talarico DeLaurentis, 86, of West Harrison, passed away peacefully on June 2.

He was born in Colledimezzo, Italy to the late Giacinta and Giuseppe DeLaurentis on June 15, 1931.

On Jan. 30, 1966, Talarico married Lina, and together they had one daughter Janice. Talarico was a groundskeeper for over 34 years at the Brae Burn Country Club. He was a member of the Colledimezzo Societa Culturale D'Abbruzzo Club. He will be remembered as a true gentleman that was very loving and kind.

Talarico is survived by his wife Lina, his daughter Janice (Mauro) D'Ippolito of West Harrison and two grandchildren Daniella and Steven.

He was predeceased by a brother Vinicio.

Frances Utz

Frances (Ginger) Utz, of White Plains, passed on June 7 after a brief illness.

She was 75.

Frances will be remembered by her husband John of 54 years; her loving daughters Christine, Lisa and Sharon; her loving son-in-law Frank Enea; her grandsons Liam and Julian who she treasured; and her best friend and sister Maryann.

Frances will always be remembered as a loving wife, mother and grandmother. For those who knew her, she was a caring and loving friend.

A Memorial Service will be held at Sacred Heart Church, 11 Lawton Ave, Hartsdale on a date and time to be announced.

Edith Mangiacapra

Edith E. Mangiacapra, a 45-year resident of White Plains, died June 4.

Edith, the youngest of seven children,

was born May 14, 1933 in New York, NY to the late Rev. Alberto and Maria Mangiacapra.

Edith was predeceased by her brothers Dominick, Edward, Alexander and Joseph, and sister Julia Mangiacapra.

She is survived by her sister Lorraine and brother-in-law Nicola Buonocunto; her nephews Albert, Andrew and Ronald Mangiacapra and Louis Grassi; nieces Sandra Sedel, Vivian Matson, Laura Grassi and Nicole Buonocunto; and many grand nieces and nephews and great-great nieces and nephews.

Edith graduated from Columbus High School and attended NYU. She was later employed by NYU as a benefits specialist and retired after 25 years. Then she was employed by Bloomingdale's in White Plains and retired after 10 years. She continued her work journey by becoming a volunteer and later a board member of the Ecumenical Food Pantry until her death. She was president of the Interfaith Council of White Plains and a 44-year member of the Presbyterian Church of White Plains. Edith was an avid gardener, very patriotic, loved driving and a great fan of the New York Yankees.

In lieu of flowers memorial contributions may be made to The Ecumenical Food Pantry or The American Heart Association.

Betty McDermott

Anne (Betty) McDermott, of White Plains, passed away June 4 at the age of 91.

The beloved wife of the late Thaddeus Prior McDermott, Betty was born in Tarrytown on April 1, 1927.

She was daughter to the late William Boyle, and the late Babette J. Boyle and is survived by her five children: Linda Babette Tucci, Joan Elizabeth Battipaglia, Gary William McDermott, Richard Allan McDermott, and John McDermott.

She also leaves behind five grandchildren, and 12 great grandchildren.

Betty was the Secretary of the Westchester Women's Bowling Association (WWBA) for 35 years where she was very well-liked and respected. Even after her time as Secretary came to an end, bowling still managed to play a huge part in her life. Traveling from city to city, all around the country, she met some amazing people. After her career in the WWBA was over, Betty joined the staff at St. Vincent's Hospital in Harrison where she would finish out her working days after another 17 years.

Once retired, Betty enjoyed volunteering three times a week at the hospital where she once worked, traveling, and spending time with family. She lit up Vegas for years with her spirit and tenacity for life; shining brighter than any billboard or hotel on the strip. We lost a true star, and already the world feels a little less bright.

In lieu of flowers, please try and follow this amazing woman's example and live everyday to the fullest and be grateful for all you have.

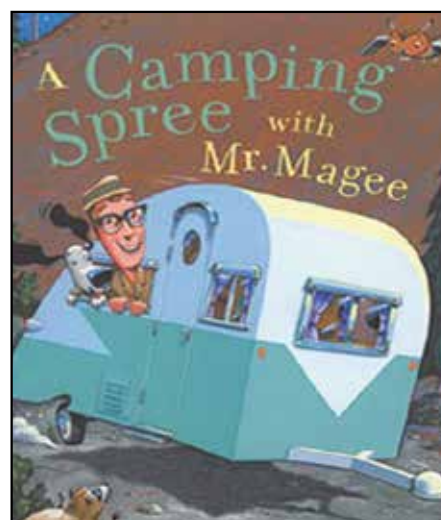


New Summer Story at Bryant-Mamaroneck Park StoryWalk

Summer time is right around the corner and to get you ready, the White Plains Dept. of Rec and Parks and the White Plains Library have a new story up on the Bryant-Mamaroneck Park StoryWalk: A Camping Spree with Mr. Magee, by Chris Van Dusen.

Mr. Magee and Dee love the outdoors,

so they hitch up the camper and head out of town. They are having fun roasting marshmallows on the campfire and watching the sun set over a nearby waterfall. Could there be a better way to end the day? Not when a bear tries to take your marshmallows and sends you in your camper down the hill and toward



the falls. Oh no! This story is filled with rhyme, humor, and a bit of suspense for kids learning to read.

The StoryWalk combines a children's story with a popular walking route. The StoryWalk is a great way to inspire parents, teachers, and care givers to take young children on a short stroll and introduce them to a new book at the same time.

This month's StoryWalk will run through Friday, July 15.

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Letters
Policy

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Household Scents, Good and Bad, from Hmmm to Pee-Yeu!

When it comes time to sell a house, there are many issues to be addressed to make it attractive to prospective buyers, from curb appeal to functionality of all systems, and realtors are eager to provide advice to guide sellers through the process of "getting ready."

But probably the most sensitive issue to address is unpleasant odor in the house.

Every home has a particular smell. Sometimes it's good and sometimes not. When it's good, we might want to savor it and remember it, but when it's bad, both we and a prospective buyer want to escape it.

When I rented my first apartment, the air quality was very different. I lived in the basement of a private home which was only slightly above grade and faced the north side of the house. It had a musty smell caused by the moisture in the air that was so thick that the walls would sometimes weep from it. Being a proactive tenant, even as an 18-year-old college student, I petitioned the landlady to buy a de-humidifier for me, and I kept it running day and night to make the air quality acceptable.

The next time I was keenly aware of objectionable house smells was in the apartment of a very senior woman who

had invited me, as an antiques dealer at the time, to buy some of her things. When I entered her apartment, located in an old former hotel in Brooklyn, I was hit with a smell that was very unpleasant and very hard to describe.

The windows were all shrouded in heavy curtains and shades, and the furniture was all deeply tufted. I'm embarrassed to admit that I thought the smell was coming from what I had heard was called "old people smell," but that was a wrong assumption. I was told by the owner of an air quality control service that there is no such thing. Rather, he said, it's the circumstances of the old person's environment. There may be closed windows and no air flow; it could be their personal habits, how often they bathe and clean their clothes, and the odors just don't have an opportunity to

dissipate with circulation.

I learned that the three most common causes of house odor are smoking, pets and mold. Usually no one does anything about the first two – smoking and pets—because people are not aware of those odors when they live with them. They are very aware of mold, however, either because of the smell or allergic reaction, and that is something they want to do something about. Toxic mold produces a chemical called mycotoxins which can cause serious illnesses that can be fatal.

Pet smell and the odor from smoking may not raise a danger signal as much as toxic mold, but when you think about it, the source of the smoking smell can be very

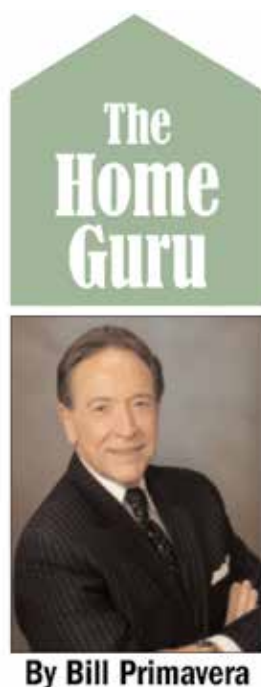
harmful to the one who smokes and the one who breathes in second hand smoke, according to the Surgeon General, and pets can be anathema to those with severe allergies to them. Both smells can be addressed with home remedies when the source moves on, but toxic

mold, which is reputed to have hastened the death of Ed McMahon, television personality associated with Johnny Carson, should best be handled by a professional remediation service. There is just too much at stake, especially in the remediation process, to approach on one's own.

If a house is being readied for sale and the owner is advised to eliminate the smell of smoking or pets, the best cure is good ventilation. The process can be expedited with baking soda, that old standby that we know from our mothers' placing a box in the refrigerator. Baking soda can be sprinkled on furniture and carpeting that has absorbed smoking or pet odors, and after it sits for several hours, is vacuumed.

The worst thing to do about household odors, in my opinion, is to try to mask them with candles, incense, or other odor combating products. The layered smells can be worse than the original offending odor.

Bill Primavera, while a publicist and journalist, is also a Realtor® associated with William Raveis Real Estate and Founder of Primavera Public Relations, Inc. (www.PrimaveraPR.com). To engage the services of The Home Guru to market your home for sale, call (914) 522-2076.



By Bill Primavera

Pondering the Essence of Life – and Your Glass of Wine



By Nick Antonaccio

I frequently ponder, and then expound upon in this column, the wonders of winemaking. Elemental, and always vitally essential, to the success of winemakers

worldwide is the essence of the power and influence of Mother Nature.

This week, my mental wanderings brought me to the subject matter of an earlier column, which is partially reprised herein: that most fragile of earthly elements – water.

It is the essence of life, yet it is in increasingly short supply as human population explodes and agricultural production accelerates to meet its needs. As I jumped from the macro and micro aspects of water's dominance in our lives, my mind naturally (for me) came full circle to the glass of wine in my hand.

In the oceans, on land, in soil, in plants and in our bodies, water is at the very core of existence. We are taught that 71 percent of the earth's surface is water. But do you remember that 96.5 percent of the earth's total volume of water is undrinkable? Only 3.5 percent is fresh water, which must sustain the millions of fresh water-dependent species that inhabit our planet, including its 7.3 billion humans.

How is it possible that humans can sustain themselves on such a seemingly meager proportion of fresh water? This fresh water is not readily available to us. Nearly 70 percent is in the form of polar

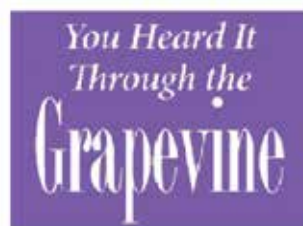
ice caps and glaciers. The remainder, sourced primarily from rivers, lakes, aquifers and runoff, represents less than 1 percent of all the water on earth.

Let's move from the global view to the perspective of the human body, of which 60 percent is composed of water. To sustain this level of water, and optimal health, we rely on several sources. Certainly, the 1 percent of earth's fresh water readily available to us is the major source.

Most plants and vegetables are composed of significant levels of water. And then there are water-based beverages that provide the water needed to sustain our bodies and our lives: coffee, tea, juices and wine.

There it is: the wine connection. It is critical to sustaining the health of our bodies. Over 85 percent of a glass of wine is water.

If wine is predominantly water, what makes so many wines distinctive from each other? Why is one wine appealing to us while another is off-putting? What influences the taste and aroma in each bottle of wine?



It is the other 15 percent of a glass of wine that entices and sustains us. These components are influenced by many factors, from a) the composition of vineyard soil, carried by the water absorbed by plants, to b) the characteristics embedded in evolving grapes. Each element influences the harvested grape juice and ultimately the end product.

Let's look into each major element.

The 85 percent of water in a bottle of wine has a significant influence on its taste and aroma. As a grapevine matures and subsists over a growing season, it absorbs the minerals and nutrients in

soil as its roots penetrate the strata and substrata of soil created over millennia of earth's heaving and seismic activity. One example: in parts of France, especially the Chablis region, the wines have the distinct taste of the minerality of seashells, yet the vineyards are landlocked. In prehistoric times, the Chablis area was a seabed; today seashells and marine skeletons abound in the soil. The essence of this detritus, absorbed by developing grapes, is evident in each glass of the wine.

The 15 percent of matter in a bottle of wine influences the personality of a particular wine in a manner similar to human physiology. It just takes a few strands of DNA to make each wine

distinct and unique. Each strand of DNA determines the essence of a wine. The chemical composition includes differing levels of tannins, acid and flavor.

There is much to appreciate and be in awe of in Mother Nature and, tangentially, modern wines. They provide for the continuing health of our water-based physiology and enhance our ethereal appreciation of the finer qualities embedded in their essential juice.

Nick Antonaccio is a 40-year Pleasantville resident. For over 20 years he has conducted wine tastings and lectures. Nick is a member of the Wine Media Guild of wine writers. He also offers personalized wine tastings and wine travel services. Nick's credo: continuous experimenting results in instinctive behavior. You can reach him at nantonaccio@theexaminernews.com or on Twitter @sharingwine.



Dining Out on Father's Day



By Morris Gut

Father's Day, Sunday, June 17 this year, never quite gets as much publicity as Mother's Day, but it does not mean that Dad does not want to share in the love-in. I do. I always enjoy gathering with my family. So, whether Dad is a straightforward meat-and-potatoes guy, or he is fine with quiche, I would like to suggest a few spots that have perked up my palate.

Tesoro D'Italia, 160 Marble Ave., Pleasantville, 914-579-2126. A veteran restaurant team has pooled their years in the hospitality business and opened Tesoro D'Italia Ristorante, a casual family-friendly Italian eatery on Marble Ave. in Pleasantville. Heading the day-to-day operation is Peter Lucaj who had been general manager of Ciao Ristorante in Eastchester. Chef de Cuisine is seasoned

Mughal Palace, 16 Broadway, Valhalla, 914-997-6090. Offer Dad a taste of exotic India. Owner Mohammed Alam of Mughal Palace will be serving Father's Day brunch and dinner. The all you can eat Indian brunch will be served from 11:30 a.m. to 3 p.m., with more than a dozen selections from salad, main courses to desserts with all the trimmings. Cost is \$15.95 per person. Dinner will be a la carte and begin at 5 p.m. Look for such specialties as: Lasuni Gobi, cauliflower florets tossed with bell peppers, onion, garlic and green herbs; Chicken Barbecue Kabab, marinated boneless chicken cooked in the tandoor oven; Lamb Bhuna, pieces of lamb cooked in a medium spiced sauce of bell peppers, tomatoes and fresh Indian herbs; and Mango Chicken, boneless chunks of chicken cooked with fresh mango, ginger, garlic and dry spices. A glass of lassi will help wash it all down, and don't forget those delicious house-made Indian breads to scoop up the sauces. Mughal Palace continues to be one of the finest spots to enjoy the exotic sights, sounds, scents and flavors of regional India. Open 7 days. www.mughalpalace.com.

Menu Movers & Shakers

often a perfect spot for networking. There is a new wine room for private events for up to 60 guests. Tony and his son in law Alessandro and the veteran staff will take good care of you. Great menu starters right now also include: Crespelle Fiorentino, eggplant rollatini with ricotta cheese and spinach in a pink sauce; Mozzarella di Bufala, Buffalo mozzarella served with tomato and basil; Insalata Contadina, arugula, pear, walnuts and bleu cheese; Polpo alla Calabrese, octopus sautéed with cherry tomato, hot pepper, garlic and oil; and Tony's popular Saponi d'Italia, a selection of Italian delicatessen. www.laboccaristorante.com.

Morton's Steakhouse, 5 Mamaroneck Ave., White Plains, 914-683-6101. Morton's Steakhouse moved into new quarters in the City Center Building on Mamaroneck Ave, White Plains last June and I am glad they brought their popular 'Bar Bites & Power Hour' menu with them. It is served Monday through Friday from 4:30 to 6:30 p.m. and from 9 p.m. to close; Sundays: 5 to 10 p.m. Included are specially priced cocktails: beers \$5.50; wines \$8; and martinis \$9. They offer a hearty selection of Bar Bites too starting at \$8. I have indulged twice so far. Thumbs up to their Parmesan Truffle Matchstick Fries, Iceberg Wedge Bites, Mini Crab Cake BLT's, Petit Filet Mignon Sandwich, and Filet Mignon Trio, each portion served with its own sauce: au poivre, béarnaise and blue cheese butter. So tender and tasty. Oysters on the half shell and Jumbo Shrimp are also available. Of course, those big hearty prime steaks are available on the regular menu. The staff is very friendly, too. www.mortons.com/whiteplains.

Florio's Olde Stone Mill, 2 Scarsdale Ave., Tuckahoe, 914-771-7661. Florio Rugova, a veteran of the hospitality business, has assumed management of the landmark Olde Stone Mill Restaurant in Tuckahoe and he has been busy refining the menu. Florio previously managed La Fontanella in Pelham. Most recently he was affiliated with Jordan Hall 10803, also in Pelham. Olde Stone Mill has evolved into an Italian/American kitchen with Continental overtones. The bar/lounge is wood and stone. A passageway leads to the lovely 85-seat main dining room with airy picture windows, piano, warming hearth and beautiful table settings. The airy atrium room has become a popular gathering place, too. Look for such new specialties as: Clams Casino, Pork Osso Bucco, and Vitello Oscar Portions are generous. Seasonal outdoor patio. There are private party accommodations. Open daily for lunch, dinner and weekend brunch. Free parking. www.theoldestonemill.com.

Artie's Steak & Seafood, 394 City Island Ave., Bronx, 718-885-9885.

Owner Spiro Chagares and his staff offer patrons an inspired melding of traditional and contemporary dishes served with flair. Sit back in one of several dining areas and enjoy such changing specialties as: hearty Seafood Chowders; Smoked Salmon Roll-Ups; Wood Grilled Jumbo Shrimp and Scallops; hunks of tender Short Rib; a massive Zuppa Di Pesce; tender Oven Roasted Rack of Lamb; Chardonnay Poached Salmon with seafood; and fresh Lobster prepared in a variety of styles. Big combo platters. There's a loaded Lobster Salad Roll at lunch and their Mediterranean style Pizzas are good to share, too. Check out the redesigned bar/lounge most evenings for good networking. Private party facilities. Off premise catering. Open 7 days. Free parking. www.artiescityisland.com.

JH Bar & Grill, 142 Fifth Ave., Pelham, 914-222-5494. There's a new menu and management at JH Bar & Grill on Fifth Ave. in Pelham. It previously operated as Jordan Hall 10803, an Italian steakhouse with upscale steaks and chops and a piano bar. The JH menu has been toned down a bit offering a comforting variety of gastro-tavern specialties from Angry Shrimp



Big Antipasti Platter at La Bocca, White Plains.



Filet Mignon Trio at Morton's, White Plains.

Dan Pennacchio. The restaurant is divided into a main dining room for 100 guests, a semi-private fireplace room for up to 40 guests, and a lovely glass enclosed wine room seating up to 25. A spacious banquet room can accommodate 130 for all types of parties and private events. There is an inviting color-tiled bar/lounge area for networking and spirited conversation, and casual dining too. A dramatic wine wall highlights the dining room along with smoked glass dividers and white tablecloths. Grey and white hues help polish the space. Check out such delightful specialties as: Eggplant Rollatini, Rotelli Melanzana, Chicken Payard, and Broiled Veal Chop. Open 7 days. Ample free parking. www.tesoroditaliano.com.

La Bocca, 8 Church Street, White Plains, 914-948-3281. Share an antipasti platter with Dad. Chef/proprietor Tony Spiritoso has brought his vintage bright red slicing machines along wherever he has been, and they are ready to roll. Breads are served in folded paper bags. And the wine selection is among the best in Westchester. A titillating combination for the palate. The name 'La Bocca' comes from the famous open-mouthed statue in Italy 'La Bocca Della Verità' (the mouth of truth) via the classic film 'Roman Holiday'. There is banquette and table seating in the main 80-seat dining room, while the bar is



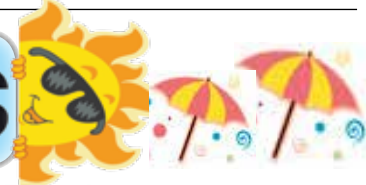
Florio's Olde Stone Mill, Tuckahoe.

Toast, Kale & Quinoa Caesar, to Fish & Chips and Chicken Pot Pie. General Manager and host is veteran George Figueiredo. During a recent Happy Hour we shared tasty Smoked Salmon Knishes and Crispy Calamari served with Olde Bay tartar sauce. The Bacon Wrapped Shrimp are a winner, too. A few of the 'Hall Classic Steaks', like the Colorado Rib-Eye, have remained on the menu. There is a Prix Fixe 3-course lunch menu served for \$25. Weekday happy hours are 5-7 p.m. www.jordanhall10803.com.

Morris Gut is a restaurant marketing consultant and former restaurant trade magazine editor. He has been tracking and writing about the food and dining scene in greater Westchester for over 30 years. He may be reached at: 914-235-6591. E-mail: gutreactions@optonline.net.



Happenings



The Examiner is happy to help spread the word about your community event. Please submit your information at least three weeks prior to your event to pcasey@theexaminernews.com. For a full listing of the upcoming week's events, visit www.theexaminernews.com and click on Happenings.

Tuesday, June 12

Tuesdays at Dorry's. Kathy N. Rosenthal, Esq. Estate Planning 101 and 201 (or for the tech-inclined: Estate Planning 1.0 and 2.0). Tuesdays@Dorry's gathers conservation partners every Tuesday to share a meal and learn from presenters invited each week. Food ordering starts at 5:30 p.m. presentation 6 to 7 p.m. Dorry's Diner, 468 Mamaroneck Ave., White Plains, 914-682-0005.

WPCNA Meeting. The White Plains Council of Neighborhood Associations June meeting will feature a neighborhood forum on Airbnb, dockless bike sharing, and high-rise construction and urban sprawl. The meeting will begin at 7:30 p.m. at 5 Homeside Lane, White Plains. Light refreshments served. Open to the public.

Larry Chance & The Earls and Vito Picone & The Elegants. The music that helped define rock 'n' roll, the original doo-wop era that put the street corner society onto the national charts. Westchester Broadway Theatre, 1 Broadway Plaza, Elmsford. Dinner at 6:15 p.m. Show at 8 p.m. \$89 per person (plus tax). Show only: \$55 per person (plus tax). Info and tickets: 914-592-2222 or visit www.broadwaytheatre.com.

Wednesday, June 13

Farmer's Market. White Plains Outdoor Farmer's Market on Court Street at Main Street; open 8 a.m.

Lunchtime Meditation. At the White Plains Library. A weekly meditation program. No registration or equipment necessary. Starts promptly at 12:15 p.m. Brief beginning instruction will be followed by silent meditation. An experienced guest teacher will attend the first Wednesday of each month. For information please contact: Christiane Deschamps at 914-422-1496 or cdeschamps@whiteplainsny.gov.

Mother Nature's Storytime. Nature-themed stories, nature walks, live animals and/or crafts. For children two to four years old; with a parent or caregiver. Dress for outdoor activity. Except in extreme weather conditions, a portion of each class is spent outdoors. Meets six consecutive Wednesdays. Greenburgh Nature Center, 99 Dromore Rd., Scarsdale. 10 to 11 a.m. Members: \$50 for six-week session. Non-members: \$90. Pre-registration required. Info and registration: 914-723-3470 or visit www.greenburghnaturecenter.org.

Georgia O'Keeffe: Visions of Hawai'i Lecture. A guest lecture by Victoria Lewis, interpretive specialist at the New York Botanical Garden. Lewis will be discussing the current exhibit "Georgia O'Keeffe: Visions of Hawai'i" and drawing a correlation between art and botany. Pelham Art Center, 155 Fifth Ave., Pelham. 5:30 to 7:30 p.m. Free. Info: 914-738-2525 or visit www.pelhamartcenter.org.

"Bag It! Is Your Life Too Plastic?" Come for a screening of this documentary, which exposes the impact of plastic bags and its effects on land ecosystems, marine life and the human body. Learn about where the bags and other plastics end up. Greenburgh Nature Center, 99 Dromore Rd., Scarsdale. 7 p.m. Free. Info: 914-723-3470 or visit www.greenburghnaturecenter.org.

"3 by Tennessee Williams." Recovery Rep's production consisting of three one-act plays penned by one of the greatest playwrights of the 20th century. Paramount Hudson Valley, 1008 Brown St., Peekskill. 8 p.m. \$15 and \$25. Also June 14 and 15 at 8 p.m. and June 16 at 2 and 7 p.m. Info and tickets: 914-739-0039 or visit www.paramounthudsonvalley.com.

Thursday, June 14

Opening Reception for "Vivian Maier Revealed: Selections From the Archives." This exhibit features a selection of more than 30 black and white photographs by American street photographer Vivian Maier (1926-2009), the first exhibit of her photography in Westchester. Unknown during her lifetime, Maier worked as

a full-time nanny while pursuing her photography consistently over five decades. Her black and white photographs – mostly from the 1950s and '60s – are indelible images of the architecture and street life of Chicago and New York. Always with a Rolleiflex around her neck, she rarely took more than one frame of each image and concentrated on children, women, the elderly and indigent. She also turned the camera on herself in striking self-portraits. Madelyn Jordon Fine Art, 37 Popham Rd., Scarsdale. 6 to 8 p.m. Free. Exhibit continues through Aug. 11. Gallery hours are Tuesday through Saturday from 10 a.m. to 5:30 p.m. Info: 914-723-8738 or visit www.madelynjordonfineart.com.

Happy Together Tour 2018. Sing along to the soundtrack of the 1960s and '70s. Starring The Turtles, Chuck Negron (formerly of Three Dog Night), Gary Puckett and The Union Gap, Mark Lindsay (former lead sing of Paul Revere & the Raiders), The Association and The Cowsills. An evening of hit after hit after hit. Tarrytown Music Hall, 13 Main St., Tarrytown. 8 p.m. \$58, \$75, \$78, \$108 and \$128. Info and tickets: Visit www.tarrytownmusichall.org.

Friday, June 15

Stroller Tours. The Katonah Museum of Art opens its doors to babies and their new parents and caregivers for an enriching experience. Light refreshments served. Katonah Museum of Art, 134 Jay St., Katonah. 9:30 to 10:30 a.m. Free with admission. Meets the third Friday of each month through June. Info: 914-232-9555 or visit www.katonahmuseum.org.

Gold in Your Attic Spring Tag Sale. Featuring antiques, jewelry, art, decorative pieces, silver, crystal, collectibles, vintage treasures and more. All proceeds benefit the New Castle Historical Society. Horace Greeley House, 100 King St., Chappaqua. 10 a.m. to 4 p.m. Also June 16. Info: 914-238-4666 or visit www.newcastlehs.org.

Saturday, June 16

Farmer's Market. White Plains Outdoor Farmer's Market on Court Street at Main Street; open 8 a.m. to 2 p.m. every Saturday for the season.

Nature Yoga. A hike into the preserve

Serenity in the Catskills



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and an hour-long vinyasa flow yoga class. All levels welcome. Bring your own mat and water. Cranberry Lake Preserve, Old Orchard Street, North White Plains. 1 to 3 p.m. Free. Pre-registration required by June 13. Info and pre-registration: 914-428-1005.

"Cocktail Hour: The Show." Reinvents the glamour and excitement of classic entertainment with an original mix of charismatic choreography, intoxicating music and exquisite costume design. This pop-infused performing arts experience combines the magnetism of Hollywood's Golden Age with a sleek 21st century sensibility, capturing the timeless American spirit in a series of lively, sparkling vignettes. It's high-style fun for all ages to enjoy. White Plains Performing Arts Center, 11 City Place, White Plains. 8 p.m. \$27, \$31, \$36, \$39 and \$46. Info and tickets: 914-328-1600 or visit www.wppac.com.

Sunday, June 17

Creatures of Woodfrog Pond. Explore Woodfrog Pond with a naturalist educator. The program starts with an indoor introduction of some of the local pond residents and concludes with a walk to the pond where children will have a chance to dip nets to catch various pond creatures. Please dress accordingly for muddy pond exploration. Greenburgh Nature Center, 99 Dromore Rd., Scarsdale. 1 to 2 p.m. Members: \$5. Non-members: \$8. Info: 914-723-3470 or visit www.greenburghnaturecenter.org.

Kayak Classes and Rentals Return to White Plains' Liberty Park

Mountain Valley Guides, a kayak outfitter in the Hudson Valley, will return to White Plains for the third year, offering opportunities to rent kayaks and learn how to kayak on the beautiful and scenic Silver Lake at Liberty Park.

Kayak rentals and learn to kayak classes will be offered on weekends, 11 a.m. to 6

p.m. through Labor Day. Kayaking is open to people of all abilities and no experience is required. Mountain Valley Guides will get you paddling in minutes.

Classes offered include: Intro to Kayaking and Kids Only Kayaking.

In addition, kayak rentals will be available at the park a cost of \$20 for 90

minutes. Advanced registration for classes and rentals is required. For registration and additional information visit www.MountainValleyGuides.com or contact Mountain Valley Guides at (845) 661-1923.

For those who are interested in launching their own kayak in the lake, a permit is required. Permits are available through the

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NOTICE OF FORMATION OF JIGSAW PIECES LLC. Articles of Organization filed with Secy of State of NY (SSNY) on 04/20/2018. Office location: Westchester. SSNY designated as agent upon whom process against it may be served and shall mail process to the principal business address: 19 Glen Terr. Chappaqua, NY 10514. Purpose: any lawful acts.

NOTICE OF FORMATION OF PRACTICAL SPECIAL FX, LLC. Arts of Org filed with Secy of State of NY (SSNY) on 02/13/2018. Office loc: Westchester. SSNY designated as agent upon whom process against it may be served and shall mail process to the principal business address: 69 Brook Manor Rd. Pleasantville, NY 10570. Purpose: any lawful acts.

FORMATION OF NRMHA MANAGEMENT, LLC filed with the Secy. of State of NY (SSNY) on 4/30/18. Office loc.: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. The address SSNY shall mail

process to c/o New Rochelle Municipal Housing Authority, 50 Sickles Ave., New Rochelle, NY 10801. Purpose: Any lawful activity.

BUILDER BOYS, LLC Arts. of org. filed with the SSNY on 04/25/2018. Office: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC **39 Mitchell pl. #11b White Plains NY 10601.** Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A2E COMMUNICATIONS GROUP, LLC. Articles of Organization filed with SSNY on 4/03/2018. Office loc: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to **Maqsood Khan, 25 Rockledge Road, Apt. 1B, Hartsdale, NY 10530.** Purpose: any lawful purpose.

NOTICE OF FORMATION OF SMG HOMES, LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on March 23, 2018. Office location Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: **7014 13th Avenue, Suite 202, Brooklyn, NY 11228.** Purpose: Any lawful acts.

NOTICE OF FORMATION OF ABIRI-MILAN MEDIA LLC Articles of Organization were filed with the SSNY on May 7, 2018. Office Location is Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to **33 Westview Ave, White Plains, New York, 10603.** Purpose: Any lawful act or activity

NOTICE OF FORMATION OF ALVIN IRBY LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on January 21, 2016. Office location: Westchester County. SSNY has been designated as agent upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: 124 E 117th St, Apt 4D, New York, NY 10035. The principal business address of the LLC is: **124 E 117th St, Apt 4D, New York, NY 10035.** Purpose: any lawful act or activity.

Notice of Formation of ALTOGETHER SOCIAL, LLC. Arts. Of Org. filed with SSNY on 5/1/18. Office Location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to **Deborah Meringolo, 25 City Place, Apt. 6A., White Plains, New York. 10601.** Purpose: any lawful act or activity.

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Ralph's Famous Italian Ices & Ice Cream, North White Plains

By Martin Wilbur

It may have been an unusually cool and wet spring so far, but with the calendar having turned to June it's definitely the time of year where a delicious ice cream or refreshing cup of Italian ice would taste great.

One of the largest selections of frozen treats in the area is at Ralph's Famous Italian Ices & Ice Cream on Route 22 in North White Plains. Owner Scott Rosenberg, who relocated to the area last year after a zoning spat forced him to move from Mamaroneck, said there are 112 flavors of ices, soft serve and hard ice cream and creme ice available at Ralph's every day.

Rosenberg is able to have all flavors available because everything is made fresh on premises, although some varieties like the cantaloupe, honeydew, pumpkin pie or egg nog-flavored Italian ices are seasonal.

"I like to think that people like our product because we use better ingredients, but the variety does not hurt," said Rosenberg, who oversees franchise locations throughout Long Island. He is also ready to open a second Westchester location in Yonkers in a few weeks and plans a return to Mamaroneck.

A popular product is the creme ice,

which is part ice cream and part water ice, he said. Customers enjoy it because they get the flavor of both with only a portion of the calories, said Rosenberg, who compared it to gelato or sherbet.

In all, there are 70 flavors of cream ice and 35 water ice flavors, much different than the limited availability of yesteryear of chocolate, cherry and lemon and perhaps one or two other flavors at the local pizzeria.

"The cherry has cherries in it," Rosenberg said. "It's the taste of everything when you're getting a flavor like cookie dough. It's a lot of cookie dough. We put a lot of ingredients in it."

For fans of soft serve ice cream, there are four flavors available on a daily basis. Three of those, chocolate, vanilla and black raspberry, are available all the time. Rosenberg rotates the fourth flavor between pistachio and coffee.

Ralph's is now introducing a new product to his store – a warm French waffle sandwich. Between two waffles, there is vanilla ice cream and the choice of sauce, typically chocolate or raspberry.

"They're actually really good," Rosenberg said. "I've tried it."

For those watching their waistline and their sugar intake, Rosenberg has a large selection of sugar-free flavors of his products.

Rosenberg, a Queens native who now lives in Smithtown, L.I., has been in the frozen treats business since he was a teenager. At 14, he got his first job at a Baskin-Robbins for \$4.25 an hour but was enticed to move to TCBY when offered a raise to \$6.50 an hour. While still in high school, Rosenberg became district manager.

By the time he was 21, he reached out to the owner of Ralph's Ices, which opened in 1927, about expanding his operation throughout the metropolitan area. At the time there was just the single location, the original store in Staten Island. Today, there are more than 100 stores throughout the metropolitan area.

Rosenberg has had plenty of work on his hands preparing the property to the liking of Town of North Castle officials. He said he's about to close on the adjacent property that will increase parking from 17 to 35 cars.

"It's a fun industry. That's why we like the window service and stuff," Rosenberg said. "It attracts attention."

Business
of the
Week



MARTIN WILBUR PHOTO

Scott Rosenberg, left, owner of the Ralph's Ices location in North White Plains, with his cousin Brandon.

Ralph's Famous Italian Ices & Ice Cream is located at 850 N. Broadway. It is open daily from 11 a.m. to 11 p.m. on weeknights and until midnight on weekends. It typically closes for the season in December and reopens in spring. To learn more, visit www.ralphsices.com or visit them on Facebook.

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NOTICE OF FORMATION OF AR JAY HOME INSPECTIONS, LLC Article of Incorporation filed with the Secretary of State of New York (SSNY) on 5/14/2018. County of Westchester. SSNY designated as agent of the LLC upon whom process against it may be served & shall mail process to **P.O.Box 204, Armonk, N.Y. 10504. Purpose: Home inspections & Any Lawful general Purpose.**

NOTICE OF FORMATION OF J&R WINDOWS LLC. Art. of Org. filed with the (SSNY) on 04/17/2018. Office location: Westchester County. SSNY has been designated as agent upon whom process against it may be served. The Post Office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is: 90 State Street, Suite 700 Office 40, Albany, NY 12207. The principal business address of the LLC is: **49 Park Drive, Mount Kisco, NY 10549. Purpose: any lawful act or activity.**

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..... EXAMINER SPORTS

Liberty Respond with a Win After Buzzer Beater Loss at County Center

By Albert Coqueran

To understand the competitive nature of NY Liberty first-year Head Coach Katie Smith, the speech she gave to her team after the third quarter against the Connecticut Sun was a true example. That is, besides the fact that she will be inducted in the Naismith Memorial Basketball Hall of Fame in September, as one of the greatest woman basketball players of all time.

On Thursday, June 7, the Liberty was leading the first place team in the WNBA, the Connecticut Sun by a score of 54-41. But they were outscored in the third quarter 27-17.

The Liberty lead the entire game from 7:04 in the first quarter but their disastrous third quarter left the game resting on two

free throws by guard Bria Hartley, while winning 86-84 with 5.8 seconds left in the game. Hartley made the first free throw but missed the second leaving the Sun in transition to move the ball up the court.

Quickly Sun's guard Jasmine Thomas dished a pass to forward Shekinna Stricklen who drained a three-point shot at the final buzzer. Stricklen's winning shot sucked the wind out of the excited crowd at the Westchester County Center and gave the Liberty an 88-86, heartbreak loss.

"We are a good basketball team but we have to execute and be disciplined in running our offense and be disciplined on the other end on defense and rebounding," commented Smith. "Yes, the last shot, but



ALBERT COQUERAN PHOTOS

Liberty Head Coach Katie Smith has a stern message for her team after their disappointing third quarter in a loss to Connecticut Sun, 88-86, on Thursday. The Liberty (3-4) responded to Smith by beating the Indiana Fever, 78-75, on Sunday and keeping the Fever (0-8) winless this season. Both games were held at the Liberty's new home, the Westchester County Center.



Liberty's Tina Charles (center) prepares to drive on Connecticut Suns Chiney Ogwumike (left) in the Liberty loss to the Sun, 86-88. Charles was voted WNBA Eastern Conference Player of the Week, May 27- June 2. Charles averaged 28.5 points and 10 rebounds per game in the Liberty's two wins versus the Dallas Wings and Indiana Fever that week.

there are a lot of things that add up to that and if we do half of those little things, get a couple more rebounds, then the game is different in the end," said Smith.

Nonetheless, on Sunday, the Liberty responded to Smith's call and handed a heartbreak loss to their next opponent, the Indiana Fever, 78-75, in another thrilling game at the Westchester County Center.

The Liberty turned the table and executed their own winning three-point shot, compliments of forward Marris Coleman, against her former team

the Fever, with 17 seconds left on the clock. Furthermore, with seven seconds remaining as Fever's Tiffany Mitchell tried a 25-footer from behind the arc, it was Hartley's staunch defense that forced the miss.

Liberty guard Sugar Rodgers is returning to form after missing three games. She sparked the Ladies of Liberty against the Fever, while converting on five-of-nine three-pointers. Rodgers ended the game with a team-high 16 points.

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You never know who may show-up at a Liberty game at the County Center. City of White Plains Mayor Tom Roach sits in the mezzanine enjoying the Liberty play the Sun with Emma Iannetta (left), the daughter of Jill Iannetta, the Director of Special Projects in the Mayor's office.



[L-r] Jayden and Brandon Munroe are often seen at Liberty games escorted by their mother Assistant to the Westchester County Executive Crystal Collins. NY Liberty mascot Maddie greeted the family between quarters of the Liberty versus Connecticut Sun game on Thursday.

EXAMINER SPORTS

White Plains Examiner Sports Reporter Honored By White Plains School District

By Anna Young

White Plains Examiner sports reporter Al Coqueran received a special honor Friday night from the White Plains School District for his commitment and dedication to delivering top-notch high school sports coverage.

During the district's annual senior athletic awards night, athletic director Matt Cameron presented Coqueran with a special plaque praising him for constantly providing the community with fair, thoughtful and thorough coverage of the district's sporting events.

"Mr. Coqueran somehow manages to be at nearly every White Plains High School athletic contest and knows the names of many of our players and coaches without having to ask," Cameron said at the June 8 event. "Apart from being a consummate wordsmith, Mr. Coqueran is a valued member of the White Plains High School community."

An emotional Coqueran was joined by his longtime companion Martha and his daughter as he thanked school officials, student athletes, his family and members of Examiner Media for their support and cooperation throughout the years.

"I would like to thank the White Plains High School Athletic Department and



ANNA YOUNG PHOTO

(L to R) Superintendent Dr. Joseph Ricca, Principal Ellen Doherty, Athletic Director Matt Cameron, Al Coqueran, White Plains Mayor Tom Roach.

White Plains High School Administration, particularly Athletic Director Matthew Cameron and Principal Ellen Doherty for honoring me for my sports coverage over the years," Coqueran said after the event.

In his remarks during the ceremony Coqueran highlighted some of his most memorable moments reporting for the district, including the basketball teams four consecutive Section 1 AA titles,

Cameron Crabbe ferociously leading the football team to a section title, and several notable student athletes who found success after school.

Coqueran also cited several teachers, trainers and coaches. He reminded students that they couldn't do what they do without a ferocious support team cheering them on.

"It is the teachers, the coaches and the

trainers whose daily exhibit of caring and compassion make Tigers Athletics, Tigers Athletics," Coqueran said. "When you student athletes present today look back at your high school careers after success in college and in life; do not ever forget that it is the coaches, the teachers and your parents who are the ones to thank."

White Plains Mayor Tom Roach added that he speaks with Coqueran at every game he attends. Roach explained the innate passion Coqueran has for reporting, stating that he takes the time to get to know every athlete and honors the work and effort they put into excelling in their designated sport.

In addition to the district's prestigious awards, Roach presented Coqueran with a proclamation declaring June 9, 2018, Al Coqueran Day in White Plains.

"If he wasn't here to cover it, it wouldn't get covered," Roach said. "And I think what these kids do needs to be honored and Al is the one-man band doing that."

"I express my sincere gratitude to Mayor Tom Roach and the City of White Plains for the Proclamation presented to me. I have very much enjoyed covering the student/athletes and coaches over the years in the community of White Plains. I will forever cherish these honors," Coqueran said.

continued from previous page

The Liberty shot 54 % from behind the arc, 13-for 24, in the game.

The Liberty is presently 3-4 on the season. Their win against the Fever on Sunday was their second victory in their new home the Westchester County Center. The Ladies of Liberty have created a thrilling and entertaining atmosphere on Route 119 in the County Center.

Of course we understand the financial implications that brought the Liberty to our home turf. Nonetheless, the loss for Madison Square Garden and New York City at this time seems to be a gain for the Westchester County Center and White Plains.

As Liberty legend Kym Hampton relayed at the Outdoor Farmer's Market on May 23, as the Ladies of Liberty greeted fans in their new home White Plains, "We just have to do more to support the WNBA, hands down. I would rather have



Guard Shavonte Zellous is quietly contributing in a big way to the Ladies of Liberty this season. Zellous scored 13 points on 5-of-9 shooting with seven assists and four rebounds in the Liberty loss to the Sun. Zellous scored 10 points while going 5-of-6 from the foul line with three assists and three rebounds in the Liberty win over the Indiana Fever on Sunday.

a team playing in New York, than not have a team. I am so grateful to be here," said Hampton.

NY Liberty single-game tickets for their 2018 season at the Westchester County Center start at \$18 and can be purchased at the County Center Box Office, at NYLiberty.com and at all Ticketmaster outlets and by logging onto Ticketmaster.com/NYLiberty.

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