

For Immediate Release
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Contact: David Johnston
MCM
(845) 352-3650

**THE HARBORS AT HAVERSTRAW BRINGS UNRIVALED
LIFESTYLE TO HUDSON RIVERFRONT**

Waterfront community offers lavish clubhouse, organized activities

VALHALLA, N.Y. (April 26) – People who live at The Harbors at Haverstraw have more than beautiful houses and breathtaking water views of the Hudson River, they also have a spectacular resort lifestyle and true sense of community.

The Harbors at Haverstraw, a luxury waterfront condominium and townhouse neighborhood now coming to life in Haverstraw, N.Y., has amenities and lifestyle features never before seen in the Hudson Valley. From the lavishly appointed clubhouse with its pools, gym, spa, theater and paneled game room to the waterfront promenade, The Harbors offers residents a wide range of opportunities to experience an exciting, fun-filled life and interact with their friends and neighbors.

What sets The Harbors apart is the extraordinary range of resort activities coordinated by a full-time recreation staff dedicated to serving residents and fostering a dynamic social fabric for the neighborhood.

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“The activities and professional staff are what make The Harbors,” said Martin Ginsburg, the principal of Ginsburg Development Companies LLC, the developer of the project.

“The Harbors has a real sense of community and excitement because it has facilities and events that help bring people together and give them a chance to meet their neighbors. The lifestyle and location make The Harbors an unparalleled value in the New York metropolitan area.”

The Harbors’ lavishly appointed 16,000-square foot clubhouse is the hub of the community, offering a year-round meeting place and activities for people of all ages, said Joyce Braun-Kutner, The Harbors’ recreation director. “We have movies every Friday night and game night every Thursday,” said Braun-Kutner. “We also have coffee and bagels for residents every Saturday morning, which is another opportunity for people to mix and mingle.”

The Harbors, a \$500-million, master-planned riverfront redevelopment, will have 850 condominium townhouses and flats served by two clubhouse complexes when it is completed 10 years from now. Located in Rockland County just 25 miles from Manhattan, The Harbors is the most focal active residential waterfront project north of the George Washington Bridge. The Harbors will feature a 1½-mile continuous promenade along the river along with ferries going across the Hudson to Westchester and south to New York City. A pier will be able to accommodate cruise ships.

The Harbors has something happening almost every day. Friday night movies have been an early success among residents, said Braun-Kutner, with the theater’s 28 stadium-style seats nearly filled to capacity many weeks. Movies such as “Walk the Line” and “Million Dollar Baby” are among those offered during April. The Harbors’ state-of-the-art theater, features a large flat-screen monitor and surround-sound audio, can be used by residents other nights of the week and is available for rental for larger parties.

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“People are amazed when they realize how nice the theater is,” said Braun-Kutner. “We have a great audio-video system. It’s almost like being in a real movie theater.”

The stately social room and adjoining game room would be welcomed at any fine country club or university club. Wood paneling and floors, a performance stage, a great bar area and stately décor provide a feeling of refined elegance. The game room has a pool table, and tables suitable for poker, bridge and board games.

The Harbors has a sumptuous, lavish spa facility and a state of the art fitness center. The spa section has a sauna and steam bath, and a fully equipped massage room with services available by appointment. Men’s and women’s locker rooms provide changing areas, showers and secure lockers that are accessible to people using the exercise areas as well as the Harbors’ two outdoor pools. The pools reflect The Harbors’ attention to detail and effort to accommodate each resident’s desire: A lap pool is ideal for people wanting to swim for exercise while another pool is perfect for children and other people who want to just splash around.

The clubhouse and fitness center are managed by American Leisure Corp, one of the nation’s leading providers of high-end residential recreational facilities. American Leisure designs and/or manages the lifestyle components for many high-profile residential communities, hotels and resorts, including most of Donald Trump’s recent projects, Four Seasons hotels and Starwood hotels.

“American Leisure’s staff will ensure that The Harbors’ facilities and equipment are always in top condition and up-to-date,” said Ginsburg. “More importantly, they will be at The Harbors every day of the week to provide concierge services, organize events and offer plenty of personal attention and generally help the residents.”

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One of the most unique amenities at The Harbors is its gymnasium, which features a half-court basketball court used for pickup games Sunday afternoons. The gym is also the site of yoga classes Monday evenings and “Step and Sculpt” classes Wednesday nights. Other events at The Harbors’ clubhouse have included book and knitting clubs and lessons on scrapbooking. A small general store selling sundries, newspapers and hot and cold deli food is expected to open in the clubhouse during the spring, further reflecting The Harbors’ commitment to providing all of the amenities that residents need.

The Harbors also plans to offer a steady stream of special-event parties for residents, said Braun-Kutner. A number of residents came out during March for “Psychic Night” with Maya Nash, one of Rockland County’s best-known psychics and experts on witchcraft. A Cinco de Mayo party is planned for May. “The Cinco de Mayo party should be a lot of fun,” said Braun-Kutner. “In addition to being a fun party it will be a wonderful way to let residents learn about one of the many great restaurants Haverstraw has to offer. We hope to have a number of events featuring local merchants and restaurants.”

A diverse mix of flats and townhouses ranging from studios to three bedrooms are available. The homes all reflect the attention to detail that has made Ginsburg Development one of the Northeast’s most respected builders. The spacious eat-in kitchens come with a full complement of appliances and enough counter and cabinet space to please the most demanding chef, while master bedroom suites have large walk-in closets and spacious bathrooms. The townhouses feature balconies and terraces, and many have the potential for a den or home office.

“Homes at The Harbors are designed to accommodate a wide range of lifestyles,” said Ginsburg. “Our floor plans provide spaces for family time as well as quiet hideaways.”

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The newest homes at The Harbors were unveiled earlier this month at the grand opening of the Bayside building, a four-story, mid-rise building overlooking the river. The building features a range of studio, one-bedroom, two-bedroom and two-bedroom-plus-den homes priced from at \$231,000. Waterfront townhomes on the river and lagoon are also available. The sales center is open seven days a week from 10 a.m. to 5 p.m. and can be reached by calling (845) 786-5600.

The Harbors is only part of the story of Haverstraw's exciting renaissance. Buzzy O'Keefe, the renowned founder of New York City's River Café and Water Club restaurants, plans to open a world-class restaurant, inn and conference facility in Haverstraw, while well-known Rockland County restaurateur Peter Kelly will also have a presence in the booming town. All of these amenities will be within steps of Haverstraw's charming Main Street, which offers additional shops and restaurants.

Active GDC communities include: Fairways at Wallkill (N.Y.); Harbors at Haverstraw (N.Y.); Hudson Pointe in Poughkeepsie, N.Y.; Ichabod's Landing in Sleepy Hollow, N.Y.; Liberty at Newtown (Conn.); Marbury Corners in Pelham, N.Y.; Quaker Green in West Hartford, Conn.; Ridgewood at Middlebury (Conn.); Riverbend in Peekskill, N.Y.; and The Greens at Gillette Ridge in Bloomfield, Conn. To place your name on GDC's priority list, go to www.gdc-homes.com, click on "Coming Soon" and then "name of development" or call 1-866-GDC-4-HOMES.

Ginsburg Development Companies (GDC), established in 1964 and based in Valhalla is one of the nation's premier full-service real estate design, development and management companies. Martin Ginsburg is the president and chief executive officer. The firm has developed and built over 4,000 for-sale homes, apartments, office buildings and commercial shopping centers. GDC also owns and manages 3,500 apartments in four states. GDC's Web site is www.gdcllc.com.