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ICHABOD'S LANDING BRINGS NEW HOMES,
PUBLIC WALKWAY TO EDGE OF HUDSON RIVER

RiverWalk nears completion in Sleepy Hollow

VALHALLA, N.Y. (May 23) – A new luxury town home enclave with unparalleled river views, Ichabod's Landing is nearing completion at the edge of the Hudson River in Sleepy Hollow, N.Y.

Integrated into the design for this 3.4-acre site is one of the first elements of the Westchester RiverWalk, a trail ultimately expected to run from Yonkers to Peekskill. In addition to the RiverWalk, Ichabod's will have a gazebo and a landing to accommodate The Clearwater educational sloop or even ferries. Horan's Landing Park to the south has been redesigned with a sloping lawn to the river and promises to host special waterfront events as well as boat and kayak launching.

Ichabod's Landing is at the forefront of a river renaissance in Sleepy Hollow and Tarrytown where two other major waterfront redevelopment projects will be developed in the new few years. Ichabod's features 44 luxury townhouses with panoramic views of the Hudson River, Tappan Zee Bridge and historic Tarrytown Lighthouse. The lavishly appointed two- and three-bedroom homes at Ichabod's Landing start at \$1 million and range from 2,436 square feet to 3,449 square feet.

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The buildings are aligned to give most homes stunning views of the Hudson River. The exteriors feature handsome stucco and brick facades with Victorian-themed turrets and large bay windows, but the community's real star is probably its waterfront promenade. The town homes are oriented around a courtyard with fountains, planters and a variety of pavers that together create the ambience of a European piazza.

A quarter-mile promenade meanders along the water's edge through a beautifully landscaped setting. A wide, smooth pathway capable of accommodating pedestrians and bicyclists is flanked by Belgian-block borders and plazas that give the promenade a sense of age that belies its recent construction. Wrought-iron benches, Art Deco streetlights, irrigated planters and a gazebo with seating just a few feet from the Hudson River all contribute to a timeless, park-like ambience. For the first time in generations, people can visit the peninsula jutting out into the Hudson River and enjoy its panoramic views of the Hudson River.

"It was our intention to establish a standard for quality in design and public access at Ichabod's Landing," said Martin Ginsburg, principal of Ginsburg Development Companies, which is building Ichabod's Landing. "A lot of work and resources went into the design, detail and quality of this project."

The public promenade and bulk heading cost around \$3.5 million, Ginsburg noted. The county contributed \$800,000 to offset this expense. As a mixed-use development, Ichabod's Landing will also include several retail shops facing River Street. "I believe that the future of the Hudson River will be determined by this type and quality of redevelopment at old riverfront industrial sites," said Ginsburg. "The potential to make the Hudson River a vital destination for our residents and for tourists is a mission we must all take seriously."

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Sleepy Hollow Mayor Philip E. Zegarelli agreed, saying Ichabod's Landing and its spacious promenade provide a template for the future redevelopment of the much larger General Motors property next door. "Ichabod's Landing may not be the biggest piece, but it's the foundation for what we want to do along the entire waterfront," said Zegarelli. "We decided we were going to use what's going on at Ichabod's Landing as an example and extend it into the General Motors site. We worked with them and the developer of the G.M. site to make sure it was done properly and was seamless."

Zegarelli added that decisions Sleepy Hollow makes about its waterfront will affect the village for decades to come. "You only get to make these decisions once every 100 years," Zegarelli said. "We had to be sure we did things right."

Westchester County Executive Andy Spano noted that Ichabod's Landing and the future redevelopment plans for the waterfront in Tarrytown and Sleepy Hollow provide an unparalleled opportunity for these municipalities to take advantage of one of their greatest assets -- the Hudson River.

"This high-quality development combines private residential use with access by all residents of Westchester County to visit the parks, shops and other amenities that will be available along the river's edge," said Spano. "I am delighted that Westchester County is able to play a prominent part in the public-private partnership needed to move this project forward and to see my vision for the Westchester RiverWalk begin to come together in such a positive way."

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Ichabod's Landing is one in a series of communities where Ginsburg Development has made waterfront promenades and access a key feature:

- **The Harbors at Haverstraw:** With hundreds of residents already living there, The Harbors is a master-planned riverfront redevelopment that will have 850 luxury townhouses and flats served by two clubhouse complexes by the time it is completed. The community includes a waterfront park, public walkway and a ferry dock with service for commuters going to and from Manhattan.
- **Hudson Pointe:** A community of 60 luxury townhouses under construction in Poughkeepsie, it adjoins a brand-new waterfront park with restaurants, shops, fishing piers and a marina. Located just east of Route 9 on a hillside high above the Hudson River, Hudson Pointe offers panoramic views and a lifestyle not duplicated anywhere in Dutchess County. The finely detailed architect-designed homes range from 1,552 to 2,000 square feet and feature garden levels and lofts as options.
- **Harbor Square:** Planned for Ossining's riverfront, the community will include 150 condominiums, 10,000 square feet of retail and restaurant space, as well as a waterfront park, water's edge esplanade, fishing pier, kayak launch and storage center and a public beach.

"Views of the river and access to the waterfront have become something buyers seek out and are willing to pay a premium for," said Ginsburg. "The Hudson River waterfront is truly being rediscovered."

Westchester's RiverWalk

The promenade at Ichabod's Landing is one part of the Westchester RiverWalk, a county-sponsored initiative seeking to create a 45-mile pedestrian and bicycle path running from the Bronx line north to Putnam County. It will connect with links leading further north to the Albany area. The pathway will hug the river's edge whenever possible and pass through historic downtowns where the waterfront is not accessible.

The RiverWalk, first proposed by Spano in 2000, will give access to the waterfront for residents and increase tourism in riverfront towns. The RiverWalk concept has been successful in a number of cities seeking to revitalize their waterfront areas and stimulate activity. San Antonio's RiverWalk was one of the first and is widely credited with reinvigorating nightlife in an area that previously had little to offer. New Orleans' RiverWalk is a teeming cluster of shops that are popular with tourists and locals alike. Other, more modest, RiverWalk development efforts have been launched in Fort Lauderdale, Tampa and Reno.

Westchester's RiverWalk is expected to have similar effects. "There are lots of beautiful towns and parks along the Hudson River in Westchester County," said Ginsburg. "The RiverWalk will help people who have never seen them discover and enjoy them."

The RiverWalk passing through Ichabod's Landing is one of the first segments on private property. It should set the standard for similar efforts in the future, according to Ginsburg and county officials. Ginsburg Development built the Ichabod's Landing promenade to comply with county design standards for the RiverWalk, which include specifications for details such as walkway dimensions, signage and railing designs.

Ichabod's Landing is just the beginning of the rebirth of Sleepy Hollow's waterfront. A much larger section of RiverWalk accompanied by stores and restaurants will be included in the construction of a mixed-use development at the General Motors property immediately north of Ichabod's Landing. RiverWalk will continue south of Ichabod's Landing through a renovated municipal park into Tarrytown, where a mixed-use development with residences, a village hall complex and a ferry terminal is planned.

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Current GDC communities include Riverbend in Peekskill, N.Y., The Fairways at Wallkill (N.Y.), Harbors at Haverstraw (N.Y.), Hudson Pointe in Poughkeepsie, N.Y., Ichabod's Landing in Sleepy Hollow, N.Y., Marbury Corners in Pelham, N.Y., Liberty at Newtown (Conn.) and The Greens at Gillette Ridge in Bloomfield, Conn. To place your name on GDC's priority list for future communities, log on to www.gdc-homes.com, click on to "future communities" and then "name of development" or call 1-866-GDC-4-HOMES.

Ginsburg Development Companies (GDC), established in 1964 and based in Valhalla, N.Y., 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. GDC has owned, managed and converted more than 10,000 residential units during its 40-year corporate history. GDC's residential sales Web site is www.gdc-homes.com. Information about GDC's commercial ventures, corporate activities and charitable foundation is available at www.gdcllc.com.