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Contact: David Johnston
MCM
(845) 352-3650

GDC USES FOUNTAINS, PONDS, RIVER VIEWS
TO ADD BEAUTY, VALUE TO NEW COMMUNITIES

Fountain, public plaza highlight waterfront promenade in Haverstraw

VALHALLA, N.Y. (June 21) – There is something magical about bodies of water and fountains. Their shimmering beauty pleases the eye and soothes the soul, enriching almost any setting.

Ginsburg Development Companies, one of the Northeast’s premier luxury homebuilders, has long recognized the power of ponds, waterfalls and fountains and made them a signature part of its communities for 40 years. GDC uses the water features to create visual highlights, beautify a neighborhood and even to help solve some site planning challenges.

“People love to be near the water, to look at it and hear it, so we try to include water features in our communities and maximize river views whenever possible,” said Martin Ginsburg, principal of GDC, which is based in Valhalla, N.Y. “Sometimes this means aligning buildings to give as many residents as possible views of the Hudson. Other times it has meant creating ponds, streams and wetlands as part of a development. It depends on the site’s natural environment and the best ways to work with it and make it more beautiful.”

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One of the newest and most dramatic of Ginsburg Development's water features is "Esperanza Fountain," which sprays water 30 feet into the air at a large plaza overlooking the Hudson River and a lagoon in The Harbors at Haverstraw, a luxury, master-planned community under construction in Haverstraw, N.Y. The fountain – which is 60 feet wide – is illuminated at night and provides a dramatic centerpiece to the community's 1.5-mile waterfront promenade. The fountain and plaza are slightly above the lagoon, which acts as a reflecting pond for people approaching the fountain from the river.

"It's a dramatic sight, especially at night when the fountain and lights reflect off the water," said Ginsburg. "The riverfront promenade at The Harbors is sure to become a destination for people throughout the area."

A footbridge arcs over the lagoon, which has a kayak launch open to the public, and the bridge and plaza have whimsical lighting fixtures that look like lighthouses, a design motif repeated throughout The Harbors. Esperanza Fountain Plaza, which has benches and thick bluestone sitting ledges for visitors wishing to linger, is adjacent to The Harbors' beautiful clubhouse and pool complex, providing a natural crossroads for people visiting the gym, general store or concierge.

"The clubhouse is the heart of The Harbors, and Esperanza Fountain links the clubhouse to the rest of the neighborhood and waterfront," said Ginsburg. "The Harbors already has hundreds of residents and the fountain provides a place for them to mingle or enjoy the sunshine while listening to the sound of the water. The Harbors has been designed to be very pedestrian friendly and 'walkable,' and I think the fountain plaza will become a popular gathering spot and destination along the half-mile riverfront promenade."

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A number of other current Ginsburg Development communities also include water features:

- The Fairways at Wallkill, a townhouse and single-family home community overlooking a golf course in Wallkill, N.Y., has a two-tier, 10-foot-tall waterfall and koi pond in a natural setting along its entry drive;
- Ichabod's Landing, a townhouse neighborhood in Sleepy Hollow, N.Y., has a promenade along the edge of the Hudson River and a European-themed courtyard plaza with two fountains. One is a traditional bowl fountain standing about 10 feet tall. The other features a row of lion's heads streaming water into a basin, much like the fountains found in European squares since Roman times.
- Riverbend, a luxury townhouse community under construction in Peekskill, N.Y., has a two-level waterfall and fountains spraying 20 feet into the air in addition to a riverfront promenade and park a short walk away;
- Hudson Pointe, in Poughkeepsie, N.Y., has Hudson River views and is located a short walk from a public park and RiverWalk pathway;
- The Greens at Gillette Ridge, in Bloomfield, Conn., is set around a golf course and some homes have views of ponds with fountains.

The water features sometimes address practical concerns as well as aesthetic desires.

New developments sometimes require the preservation of sensitive wetlands or the creation of ponds to handle storm water, and GDC has learned how to make these elements both functional and beautiful.

GDC has added fountains and attractive landscaping to retention basins at a number of its communities, sometimes even creating tiered ponds cascading across the landscape. Few people visiting GDC's Pondsides development in Greenburgh would think the large pond with a 20-foot fountain also helps control storm water, but it does. The fountain also serves two purposes: providing visual beauty and the sound of flowing water while also aerating the water to keep it healthy.

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“With a little creativity you can turn something necessary and utilitarian into something that’s also beautiful and adds value,” said Ginsburg.

GDC has a long history of creating interesting water features like the one at Pondsides, which was built nearly 20 years ago. The company created a similar pond and fountain at Winchester Villages in Yonkers, N.Y., which was named The National Association of Home Builders Best Community over 150 Units in 1996 because of its sensitive site planning. And Lakeside, completed in Bedford Hills, N.Y., during 1998, features a walking path and footbridge crossing a stream that meanders through the property.

“If you’re sensitive to your site, it’s often possible to protect the environment and create a beautiful water feature at the same time,” said Ginsburg.

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 developed 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.ginsburgdevelopment.com.