

GDC CORNERSTONE

A Newsletter of Ginsburg Development, LLC

GDC opens new headquarters in Valhalla

In a decision that reflects the firm's impressive growth, GDC has relocated its corporate headquarters to a significantly larger site in Valhalla.

The new headquarters are located at 100 Summit Lake Drive, in a 249,000-square-foot, four-story office building. GDC's office space is set over approximately 40,000 sq. ft., nearly double the size of its former headquarters in Hawthorne. The move was effective July 25.

"This move is highly reflective of where we are going as a company right now," said Martin Ginsburg, principal of GDC. "As we continue to grow and evolve, it is logical that we follow a similar progression at our corporate base. This was the right time to upgrade and we are all very excited about it."

The state-of-the-art building includes an atrium lobby with waterfall, a computerized climate control system, fiber optic communications and 24/7 security and access. The building is located in a superb corporate setting, with direct access to the Sprain, Saw Mill and Bronx River parkways, and Interstate 287. The building also offers covered on-site parking, on-site management, a fitness center and dining facility with catering services. ■



GDC's new company headquarters are located at 100 Summit Lake Drive in Valhalla.



More than 10,000 riders participated in the return of the Hudson Ferry-Go-Round.

Hudson Ferry-Go-Round makes triumphant return to area shorelines

The second annual Hudson Ferry-Go-Round made a successful return to the area shoreline this summer, drawing thousands of participants from across the Hudson Valley and beyond. Held over two dates — on Aug. 6 and Sept. 18 — the Ferry-Go-Round drew more than 10,000 riders.

Organized by Hudson River Community Events and sponsored in large part by Ginsburg Development, LLC (GDC), the Ferry-Go-Round links participants to some of the most exciting events on the Hudson River. The participating river towns — which included Haverstraw, Peekskill, Ossining, Tarrytown and Sleepy Hollow — staged special events for the festivities.

The Aug. 6 Ferry-Go-Round included the Peekskill Celebration as well as the Hudson River Music Fest, two of the region's most popular annual events. The Sept. 18 event included the Haverstraw International Street Fair and Peekskill's One World Arts & Culture Festival.

"The connectivity that the river brings to our community provides endless possibilities," said Martin Ginsburg. "The event has clearly struck a chord with the public as witnessed by the great turnout for both dates. We wanted to build off the response of last year and we were fortunately successful in achieving that."

Ferries connected each of the participating river towns, running approximately every 30 to 40 minutes. Two additional ferries were added to the Sept. 18 date to accommodate demand. A trolley service transported riders from the ferry landing to various hotspots. Street fairs, festivals and special events ran simultaneously in the communities throughout each day.

Joining GDC and Cappelli Enterprises as major sponsors were Metro-North Railroad, Prudential Rand Realty, M & T Bank, K. Hovnanian, Wells Fargo, Reckson Associates, Friedland Realty, NY Waterway and Union State Bank. ■

Harbors at Haverstraw progress stays on schedule

Construction remains on schedule for Harbors at Haverstraw, the new GDC waterfront development that will serve as the centerpiece of Haverstraw's revitalization plan.

Progress is on schedule in all phases of the construction, according to GDC Construction Site Manager Dan Mulvey.

Heading into the fall months, construction continues on the main buildings that will make up Harbors at Haverstraw and extensive site work has also begun on the first stage of the promenade, which promises to become a major hub for the development and village. The bridge connecting each side of the lagoon has been installed. Construction is ongoing on the fountain that will serve as a focal point of the promenade.

The Harbors at Haverstraw promenade will provide unprecedented access to the Hudson River and a wide variety of recreation opportunities including a marina, two major restaurants, a 450-car garage, kayak launching, off-shore moorings, fishing pier, coffee house and recreation center. The main ferry and fishing pier will accommodate cruise ships and serve as a port-of-call along the Hudson and as the focal point of Main Street.



Left to right, Village of Haverstraw Mayor Francis "Bud" Wassmer, Martin Ginsburg and County Executive C. Scott Vanderhoff celebrated the opening of the new waterfront promenade at Harbors at Haverstraw.

"Everyone involved is doing an incredible job as this large-scale development begins to take shape," said Mulvey. "We are looking forward to a finished project that has the ability to make Haverstraw one of the Hudson Valley's most desirable areas."

County Executive C. Scott Vanderhoff, Village of Haverstraw Mayor Francis "Bud" Wassmer and Christine Sculti, regional

director for Empire State Development were among those in attendance at a ribbon-cutting ceremony held at the foot of the promenade bridge in October.

Martin Ginsburg spoke at the ceremony about the incredible resource that the promenade will be for Harbors residents as well as the village and region as a whole.

"By embracing the Hudson River, we are creating an extraordinary destination place for the entire Hudson Valley," said Ginsburg. "The promenade will be completely unique to Rockland County in its size and scope and we believe that people from throughout the region will be truly impressed and drawn to it."

Occupying three peninsulas of the vacated industrial land, the completed Harbors at Haverstraw project has been approved for 850 units of town homes and condominiums, as well as a 1.5-mile public river walk running along the Hudson River and several parks. The project will be constructed over a 10-year period in a number of phases. The units will be built in a neo-traditional style that takes its cue from the architecture of seaside communities and that of the late 19th century. Pitched roofs, stone and brick work, picture windows, and balustrades will adorn new two- and three-bedroom town homes. Many will be available with family rooms or lofts and will offer picturesque views of the water from roof terraces.

To see floor plans of the Harbors at Haverstraw, visit GDC's Web site at www.gdc-homes.com.

Homeowner Referral Program & Repeat Buyer Program

GDC homeowners can now earn money by referring friends and relatives to GDC communities through the company's Homeowner Referral Program. Homeowners who refer a friend or relative are eligible to receive \$1,000 at closing from GDC. Tenants who reside in a GDC community are also eligible to receive \$1,000 for referring a friend or relative. More opportunity awaits with GDC's Repeat Buyer Program, where purchasers who currently rent or own a home in a GDC Community are eligible to receive \$3,000 towards options at closing on a second home. For more details, contact GDC at 914-747-3600.

News items from around GDC

Woodland Hills sold out

Woodland Hills, GDC's new luxury development in historic Danbury, Conn., has sold out. The community includes 252 homes with a blend of features embracing extraordinary exterior design detail and wonderful landscaping, innovative interiors, and an impressive country club lifestyle.

Block party at The Goodwin Estate

Recent buyers of GDC's luxurious West Hartford, Conn. development, The Goodwin Estate, gathered this summer for a community block party. Homeowners met with GDC executives for a barbecue, held at the community pool area.

Kensington Woods sold out

Sales have been completed at Kensington Woods, GDC's luxury community in New Rochelle, N.Y. The 52-home community brings a Florida-living lifestyle to Westchester, set in a maintenance-free environment with interior architecture that embraces a luxurious, convenient lifestyle.

Floor plans on display at GDC Web site

Visitors of GDC's official Web site at www.gdc-homes.com can now access floor plans for all GDC homes currently for sale. To access floor plans on the site, click on the "Homes for Sale" tab located on the home page, select a community and then click on the "Floor Plans" tab on the left side of the screen.

Preview: GDC to make debut in New York City

Bluehaus

GDC will begin construction of its first New York City development in early 2006. Called “bluehaus,” after its glazed blue brick and glass façade, the building located at 245 West 19th Street in Manhattan’s hot Chelsea neighborhood will be a 12-story, 19-unit boutique luxury condominium.

Designed by the emerging firm 1100 Architect, the building represents the next wave of exciting modern residential buildings being constructed in Manhattan south of 23rd Street. The property will feature a unique ground level one-bedroom apartment with a private rear garden patio, several varieties of two bedroom units – some with balconies – and 4 singular full floor penthouses with setback roof terraces.

Sales prices are projected to range from \$1.1 million to \$3 million.

The bluehaus project also will be the first GDC development to be marketed under the new “GDC Metro” brand, reflecting the company’s new focus on mid-rise and high-rise condominiums in urban markets.

Ridgewood at Middlebury

Located in one of Connecticut’s most celebrated regions, Ridgewood at Middlebury continues the GDC tradition of bringing unique community living to the state.

Ridgewood at Middlebury will be comprised of 326 homes and will feature a nine-hole golf course.

The community is approximately 224 acres in size. The predominant land uses surrounding the subject property are town-owned recreational facilities, specifically Meadowview Park and a greenway pedestrian trail, open space and single-family residential homes.

The site is primarily wooded. Many homes will have golf course views and are located along the ridgelines. Several wetlands also exist on the site. The southern 85 acre portion of the original parcel contains the largest and best quality wetlands and will be remain undeveloped open space and will be protected by a permanent Conservation Easement.

Middlebury is centrally located and easily accessed via Interstate 84; with Hartford 35 miles to the east, Danbury 14 miles to the



Construction is scheduled to begin early next year on “bluehaus,” GDC’s first development in New York City.

west, New Haven 19 miles to the southeast and Manhattan a one-hour car drive.

The community will be located just minutes from The Brass Mill Shopping Mall in Waterbury and a short drive to West Farms Mall in West Hartford. For more information on Ridgewood at Middlebury, please visit www.gdc-homes.com ■

The Greens at Gillette Ridge

Sales have been brisk and construction continues at The Greens at Gillette Ridge, a new GDC golf-course adjoining development located in Bloomfield, Conn.

Situated around a new Arnold Palmer designed 18-hole golf course, Gillette Ridge provides an environment and experience unmatched in the region. Located less than 30 minutes from downtown Hartford, the 165-home community features maintenance-free living, offering single-family detached models as well as three semi-attached town home models. The homes range in size from approximately 1,500 to 3,400 square feet, and feature three or four bedrooms. Most of the homes feature master bedrooms on the first floor.

Most homes include views of either the golf course and/or permanently protected open space. In addition, residents of The Greens at Gillette Ridge will have special privileges at the golf course.

The Greens at Gillette Ridge will feature a distinctive clubhouse that will include an exercise center, a dramatic and luxurious social room, an outdoor pool, cyber café, conference center, bar and billiards room.

Prices range from the low \$300s to the high \$600s. For more information, contact the Gillette Ridge sales office at (860) 286-9018 or www.gdc-homes.com. ■

Ginsburg forms joint venture with Cappelli Enterprises in Ossining

GDC and Cappelli Enterprises have formed a joint venture to build the long awaited “Harbor Square,” a mixed-use waterfront development along the Hudson River in the Village of Ossining.

The \$78 million project will be located on 4.5 acres and will include 150 market rate condominiums, 10,000 square feet of retail and restaurant space as well as a waterfront park, esplanade, fishing pier, public beach and the existing commuter ferry terminal. A total of 60 percent of the site is being developed for public use. Pending final approval by the village, construction could begin by the end of the year.

Under the joint venture, GDC will con-

tribute design and architectural input and will market the development. Cappelli Enterprises will manage the construction of the project.

“Harbor Square is exactly the type of smart growth waterfront development that GDC believes is the key to restoring former industrial waterfronts and transforming them into economic generators for their communities once again,” said Martin Ginsburg. “Ossining joins a long list of Hudson Valley river towns that are rediscovering their waterfronts. Harbor Square will afford Ossining residents improved access and enjoyment of their waterfront as well as stimulate economic growth for the entire village.” ■



100 Summit Lake Drive
Valhalla, NY 10595

RiverWalk debuts at Ichabod's Landing

Local political leaders and GDC officials were in attendance for the debut of the initial stretch of Westchester RiverWalk in October, located at Ichabod's Landing in Sleepy Hollow.

RiverWalk is a county initiative to create a 46-mile public trailway along the Hudson River, from the Bronx line to the Putnam County line. GDC spent \$2.5 million to build the walkway to county specifications, installing a number of amenities to the stretch, including street lighting, railings, furniture and signs.

Speakers at the ceremony included County Executive Andy Spano, Sleepy Hollow Mayor Philip Zegarelli and Martin Ginsburg.

"By embracing the Hudson River, the possibilities for transportation, commerce and tourism are endless to the entire region," said Ginsburg.

With GDC's Ichabod's Landing contribution, about 17 miles of RiverWalk's goal of 46 miles have now been completed. ■



Left to right, County Executive Andrew J. Spano, Martin Ginsburg and Sleepy Hollow Mayor Philip Zegarelli were in attendance to unveil the initial stretch of the Westchester RiverWalk in October, located on the shoreline of Ichabod's Landing.