

## Harbors at Haverstraw receives strong response

*More than 80 of 191 units in first phase have been sold before first model is unveiled*

**H**arbors at Haverstraw is generating a huge buzz in the Hudson Valley home buying market, selling more than 80 of the first 191 units in its short window of availability.

The development's popularity is especially impressive in light of the fact that models are not scheduled to be made available to the public until June. Harbors at Haverstraw is a key component of the village's riverfront revitalization plan.

"The demand of people looking to call Harbors at Haverstraw their home has exceeded all of our expectations," said Martin Ginsburg. "We believe in the potential of the development and Haverstraw itself, and it seems through these early sales that a lot of people feel the same way."

Construction continues on schedule as the spring months progress, according to GDC Construction Site Manager Dan Mulvey.

Construction on Stage One of the project – made up of four different buildings – is well underway. Foundation work is completed and the framing has begun on Building D, which will feature 94 units and a clubhouse. Building 3, which will house fully furnished models, is now framed with mechanicals completed. Models are in the paint and wallpaper stage.

Occupying three peninsulas of the vacated industrial land, the completed Harbors at Haverstraw project has been approved for 850



*Greg Rand (left) and Matt Rand (right) – managing partners of Prudential Rand Realty – present Martin Ginsburg with a plaque honoring his efforts in the ongoing Haverstraw revitalization.*

units of town homes, condominiums and rental apartments, as well as an approximate 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 from the 19th century. Pitched roofs, stone and brick work, picture

windows and balustrades will adorn new two- and three-bedroom town homes.

"We have made great progress despite a tough winter and we look forward opening models to the public by the summer," said Mulvey.

For more information on the Harbors at Haverstraw, visit GDC's Web site at [www.gdc-homes.com](http://www.gdc-homes.com). ■

## Ginsburg Community Fund awards \$257,000 in grants

**T**he Ginsburg Community Fund has announced grants totaling \$257,000 to 31 organizations from across the Greater Hudson Valley and Connecticut.

The grants will award \$193,000 in 2005 and pledge an additional \$64,000 in multi-year gifts. In addition to the newly awarded grants, \$72,500 was awarded to six organizations based on multi-year grants announced last year.

The Ginsburg Community Fund was established in 2003 to commemorate GDC's 40th anniversary. The Fund's inaugural rounds of grants

in 2004 totaled \$836,500.

"GDC has always enjoyed a long-standing tradition of supporting the communities where we build our homes," said Martin Ginsburg. "Each of these organizations represents the best that our community has to offer and we are proud to show our support for them with this funding."

Organizations receiving 2005 grants include: Haverstraw Little League, Food Patch, Northern Westchester Center for the Arts, Hastings Historical Society and the Hudson Valley Center for Contemporary Art.

The Ginsburg Community Fund gives preference to programs that concentrate on four areas of focus: Environmental improvements, community revitalization, affordable housing and the support of arts, culture and education.

The establishment of the Ginsburg Community Fund formalizes the firm's long record of charitable giving. In 2003, GDC made charitable contributions of \$322,000 to local organizations. ■

# GDC named developer of Peekskill waterfront

In a major step toward achieving its long standing goal for revitalization of its waterfront, the City of Peekskill's Common Council has approved a resolution naming GDC as the Preferred Developer for its waterfront plan.

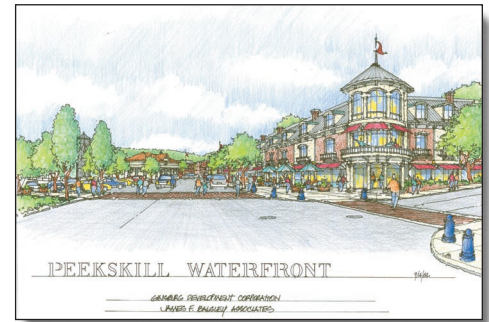
Last February, the city had authorized GDC to design a comprehensive waterfront revitalization and re-development concept plan based upon the 1990 Sasaki Plan commissioned by the city. GDC presented the plan to the City Council last spring and described it to the public at workshops throughout the summer.

Governor George Pataki first introduced the concept of master planning redevelopment of Peekskill's waterfront when he was Peekskill's mayor.

"We feel honored by the City Council's confi-

dence in us and we look forward to working with Mayor Testa, the City Council, the Planning Department and the public to help the city finally realize redevelopment of its waterfront," said Steve O'Brien, GDC's Director of Development. "River towns across the Hudson Valley are discovering new ways to stimulate their downtowns by reconnecting to the Hudson River. We think this plan will afford Peekskill residents improved access and enjoyment of their waterfront as well as stimulate economic growth for the entire City."

Some of the major features of the plan are a 500-space parking garage, approximately 475 residential units (of which up to 10% will be moderate income units provided through the creation of a moderate income housing program designed to meet the housing needs of city and



The City of Peekskill has joined the growing list of towns, villages and cities that are revitalizing their waterfronts along the Hudson River.

school district employees), retail shops and restaurants. More information can be found on the city's Web site at [www.ci.peekskill.ny.us](http://www.ci.peekskill.ny.us). ■

## 2nd Annual Hudson Ferry-Go-Round to return to area rivertowns

Back by popular demand, the "Hudson Ferry-Go-Round" will return to the Hudson Valley for its second year. Sponsored by GDC, this year's event will take place on an expanded two weekend format, linking the river towns of Haverstraw, Peekskill, Ossining and Tarrytown/Sleepy Hollow with continuous ferry service.

The expanded Ferry-Go-Round will take place on the following dates:

- Saturday, August 6: Noon to 8 p.m.
- Sunday, September 18: 11 a.m. to 6 p.m.

Each of the participating towns will stage special events for visitors on each date. Ferries will

be running approximately every 20 to 30 minutes in a continuous loop. A trolley service will transport riders from the ferry landing to various hotspots.

Last September in the inaugural "Hudson Ferry-Go-Round," ferries transported more than 7,000 people across the Hudson Valley.

"This is truly a special event that is unique to



the entire Hudson Valley," said Martin Ginsburg, the principal of GDC who conceived the event. "Waterfront communities are re-discovering the Hudson River and the river is emerging as a transportation lane that connects river towns." ■

### Major events scheduled to date:

- |          |                               |
|----------|-------------------------------|
| Aug. 6   | Peekskill Celebration         |
|          | Hudson River Music Fest       |
| Sept. 18 | Haverstraw International Fair |
|          | Paramount Afro Latino         |
|          | Caribbean Festival            |

## News items from around GDC

### Ichabod's Landing Update

Steady progress continues on one of GDC's most exciting new waterfront development projects, Ichabod's Landing in Sleepy Hollow, N.Y.

Construction of the project is currently ongoing. The foundation has been completed on the first two buildings. Foundation work is ongoing for the third building. First occupancy for the building is scheduled in August with the anticipated completion of the project slated for March, 2006. Prices on the units range from \$1,209,000 to \$1,799,000. More than 80 percent of the units have already been sold.

Ichabod's Landing will be a mixed-use waterfront development featuring 44 luxury townhomes, approximately 2,600 sq. ft. of specialty retail, as well as a dramatic riverfront esplanade and a one acre waterfront park. For more information on Ichabod's Landing, visit [www.gdc-homes.com](http://www.gdc-homes.com).

### Marbury Corners Update

Excitement continues to build for Marbury Corners, GDC's new luxury townhome community currently under construction in Pelham, N.Y. The development held an open house in March and furnished models are currently available for viewing.

Marbury Corners will feature a combination of 55 condominium apartments in a full-service four-story building with health club and enclosed parking, plus 11 townhomes in two smaller buildings. For more information, visit [www.gdc-homes.com](http://www.gdc-homes.com).

To date, more than half the units have been sold. Prices range \$460,000 for a one-bedroom to \$800,000 to \$1.2 million for two-bedroom units.

### Riverbend Art Show

More than 100 people attended an art exhibit held by GDC at Riverbend, GDC's luxury development currently under construction in

Peekskill, N.Y.

The showcase, the first installment of GDC's "Peekskill Perspectives" series, was held in the newly constructed Riverbend clubhouse. The exhibit featured the work of eight Peekskill artists.

The exhibition was titled, "New Visions of the Hudson River and Its Environs." All artwork on display related to the connectivity of the region to the Hudson River. The showcase featured artwork from the following Peekskill artists: Curt Belshe, Leigh Trifari, Larry d'Amico, Derek Reist, Berenice Pliskin, Marcy B. Freedman, Anne Johann and Andrew Barthelmes. The eight artists were chosen from a group of over 100 artists in Peekskill.

"The artists were extremely pleased and thanked Martin and GDC over and over," said Bettina Speyer, organizer of the event. ■

# GDC to debut in Scarsdale with Christie Place

**G**insburg Development has arrived in Scarsdale with Christie Place, a new luxury condominium development located in the heart of the village's downtown shopping district.

In December, the Village of Scarsdale's Land Use Committee voted to negotiate an agreement with GDC to design and develop a mixed use parking garage on Christie Place. The Land Use Committee, acting on behalf of the village board, selected GDC from among seven developers who submitted proposals in October.

GDC's proposed plan features 36 luxury, age-restricted condominiums, approximately 383 parking spaces, approximately 12,000 square feet of retail space, a landscaped rooftop plaza, police kiosk and public restrooms. The complex, which will be erected on a village-owned 69,200-square-foot parking lot located across from the



*Christie Place will be centrally located in the center of Scarsdale's downtown shopping district.*

Metro-North railroad tracks, will be designed to conform to the Tudor style of the village's downtown.

"We are delighted to be selected to create an exciting new development in downtown Scarsdale," said Martin Ginsburg. "Throughout this process, we've worked hard to craft a proposal that would allow the Village to meet all of its goals. We are looking forward to this opportuni-

ty to partner with the Village of Scarsdale."

Village officials said GDC's proposal would increase public parking, provide public amenities and financial benefits to the Village, improve the aesthetics of the area and integrate the site to the downtown area while remaining sensitive to the neighbors. ■

## GDC contributes to new RCC campus in Haverstraw

*Grants of \$310,000 over 10 years to support satellite location*

**I**n its ongoing role in the renewal of downtown Haverstraw, GDC announced in December it will pledge up to \$310,000 in grants to a new Rockland Community College satellite campus set to open in the village.

The grant, pledged by the Ginsburg Community Fund, will deliver \$20,000 per year for 10 years to RCC to fund student support services at the new campus. GDC also announced it will donate \$10,000 per year for up to 10 years for scholarships geared towards village residents who are not ordinarily eligible for scholarships or state aid. GDC will pledge an additional \$10,000 to help defray costs of furnishing the campus' lobby and waiting area.

"Too often, developers come to an area, make their money and leave," said Haverstraw Village Mayor Francis "Bud" Wassmer. "Martin Ginsburg is cut from a different cloth. From day one, he has understood that our entire community must benefit in the downtown and waterfront revitaliza-

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*— Mayor Francis "Bud" Wassmer*

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tion, and this is just another of the many steps Mr. Ginsburg has taken to benefit our community."

The three-story building is located off Main Street in downtown Haverstraw. The college leased the first floor of the building – consisting of 9,000 sq. ft. – from H & H Renovations, the owner of the building. H & H Renovations is owned by Martin Ginsburg, founder and principal of GDC. The lease is set to take effect on July

1, 2005, when RCC is scheduled to begin occupancy following a number of building upgrades.

The college plans to convert the space into eight classrooms, several offices and a gallery-reception area. Four of the classrooms will be converted into computer labs.

"Haverstraw is experiencing an unprecedented period of growth and we are thrilled to have Rockland Community College become an active part of this community," said Ginsburg. "The new campus will further revitalize the community while extending previously unavailable educational opportunities to village residents."

It is believed that the satellite campus has the potential to draw more residents to a secondary education through better accessibility. A large number of Haverstraw residents do not have a car, making transportation to RCC's home campus in Suffern very difficult. ■



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Hawthorne, New York 10532

## GDC's Liberty at Newtown earns national recognition for senior housing excellence

**G**DC was recently recognized as among the best in the seniors housing industry, taking home three awards at the 2005 Best of Seniors Housing Awards ceremony held by the National Association of Home Builders (NAHB) in Orlando, Fla. GDC was honored for its Liberty at Newtown community.

A 55-and-over townhouse community in Newtown, Conn., Liberty at Newtown's Jefferson Model received two awards, taking the Silver Award in the category of "Multifamily Housing - For-Sale Condominiums (1,801 to 2,400 square feet)" and the Gold Award in the category of "Model Merchandising - For-Sale Condo (1,801 to 2,400 square feet)." The community also took home a Platinum Award for The Adams Model in the latter category.

"We have always been committed to creating communities that are unique in the marketplace and we feel that is certainly the case with Liberty at Newtown," said Martin Ginsburg. "Our success with this community was the product of

years of preparation and hard work and we are very proud of its great success."

Sponsored by the NAHB Seniors Housing Council, the Best of Seniors Housing Awards has promoted excellence in the seniors housing industry for the past 13 years. This year, the Council presented awards to projects from across the United States, Canada and as far away as Spain. A 14-member panel of architects, builders, designers, marketing professionals and universal design specialists judged projects on how effectively they responded to the housing demands of the burgeoning 50+ market, as well as their innovative architecture, interior designs and marketing. Communities were evaluated on their ability to meet the lifestyle requirements of the target market, including reviews of the master plan, the community facilities and the model homes. Communities were also judged on criteria such as marketability and their ability to overcome site challenges. Marketing categories focused on marketing brochures, advertising campaigns, sales centers and special promotions. ■



*GDC's Executive Vice-President Tom Gissen accepts an award from the National Association of Home Builders (NAHB). GDC was honored with three awards for its Liberty at Newtown community.*