

## Inaugural "Hudson Ferry-Go-Round" attracts 7,000 riders, links five rivertowns

The Hudson Valley shoreline took center stage in September for the first-ever "Hudson Ferry-Go-Round," a two-day event that linked rivertowns on both sides of the Hudson River.

**Hudson** Over 7,000 people attended the festivities, held on the weekend of Sept. 18-19. Rockland County Executive C. Scott Vanderhoef, Haverstraw Village Mayor "Bud" Wassmer and Ossining Village Mayor John Perillo participated in Saturday's opening ceremonies, which included a celebratory ribbon cutting and ferry whistle to officially kick off the event.



The centerpiece of the event was the continuous shuttle of NY Waterway ferries linking Yonkers, Tarrytown, Haverstraw, Peekskill and Ossining. Each of the participating rivertowns staged special events for the weekend.

"We are all thrilled by how well the region responded to this first-time event," said Martin Ginsburg. "We were able to create a unique experience that celebrated the magnificent Hudson River and demonstrated the role that the river can play as a transportation lane and economic engine. The event exceeded all of our expectations."

Ginsburg conceived the event as a way to promote connectivity along the Hudson River. Many of the rivertowns in Westchester and Rockland have been revitalized in recent years as the surrounding communities have realized the potential of the shoreline.

Ginsburg refers to these rivertowns as "front doors" of the region, and believes they hold great value as a transportation, tourism and commerce tool.

"We believe it is important to continue to promote the vision of putting people on the river," said Ginsburg. "I look forward to the day when daily ferry transportation services will operate on the Hudson River among all of the river towns."

The Hudson Ferry-Go-Round was a success



Attending the Ferry-Go-Round ceremonies on Sept. 18, pictured from left to right: C. Scott Vanderhoef, County Executive, County of Rockland, Marcia B. MacNeil, Deputy Mayor, Village of Ossining, John A. Perillo, Mayor of Ossining, Bud Wassmer, Mayor, Village of Haverstraw, Martin Ginsburg, Principal, Ginsburg Development, LLC, Joe Apicella, Sr. Vice President, Cappelli Enterprises.

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*— Martin Ginsburg*

in each town, despite the inclement weather that hit the area on Saturday. Haverstraw's street fair, held on Sunday, attracted a record 20,000 people, many of whom were visiting from Westchester for the first time according to anecdotal feedback.

The Peekskill Project drew over 120 artists and their families from Manhattan, Boston, Florida and New York to create art in Peekskill. Over 800 people toured the

Contemporary Center for the Arts.

The river has great potential as a means of transportation for area residents. The Haverstraw-to-Ossining commuter ferry connecting to Metro-North has been a huge success with 400 commuters daily. NY Waterway's leisure cruises from midtown to historic properties in Tarrytown have also been very popular. More improvements are on the way, including a plan recently announced by Gov. George Pataki for a commuter ferry from lower Manhattan to Yonkers.

"The river serves as a natural connection for everyone that lives in this region," said Ginsburg. "Many visitors were seeing and experiencing these places for the first time. It provides a perfect showcase for these towns."

The success of the Hudson Ferry-Go-Round

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# Harbors at Haverstraw continues steady progress

Site work continues on the Ginsburg Development, LLC project "Harbors at Haverstraw," a key component of the village's riverfront revitalization plan.

Construction has progressed on schedule heading into the winter months, according to GDC Construction Site Manager Dan Mulvey.

Construction on Stage One of the project – made up of four different buildings (D, 3, 2, 1) – is currently underway. Foundation work is three quarters complete on Building D, which will feature 94 units and a clubhouse. Steel construction of an adjoining garage portion of the building is also underway. Building 3, which will house fully furnished models, is now framed with mechanicals underway. Building 2 is in the third floor

frame stage. The laying of the foundation of Building 1 is also in progress.

Storm drainage and sewer work is ongoing and the construction of entry statement walls continues. Street scape improvements continue as well, including planting of trees, the creation of grass areas, added fencing and curb island construction.

"The tremendous progress of this construction site is a testament to the fine work of everyone involved," said Mulvey. "We believe the finished product will go a long way in the continued revitalization of Haverstraw."

Occupying three peninsulas of the vacated industrial land, the completed Harbors at Haverstraw project has been approved for 850 units of town homes, condominiums and rentals

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 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. Many units will offer picturesque views of the water from roof terraces.

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

## News items from around GDC

### The Goodwin Estate Update

Nearly 100 people attended a recent GDC soiree celebrating the restoration of The Goodwin Estate mansion. The party was held in the library of the restored estate.

The Goodwin Estate, located in the prestigious West End of Hartford, Conn., has been one of GDC's most hotly anticipated projects. In its short time on the market, one half of the 56 townhomes have been sold. Over a dozen homeowners have already moved into the residence. Sales are estimated to be completed by late spring 2005.

The Goodwin Estate is set on a historic 17-acre mansion site listed in the National Register of Historic Places. The property consists of 56 townhomes and seven units located within the mansion itself. For more information, visit [www.gdc-homes.com](http://www.gdc-homes.com).

### Riverbend Update

Riverbend continues to be one of GDC's most sought-after communities, with 72 units sold in its short time on the market!

Located along the Hudson River in beautiful Peekskill, N.Y., Riverbend has just recently unveiled its models to enthusiastic response from homebuyers. 15 homes have already been moved into with more to come.

Riverbend's duplex and townhome models range from 1,011 square feet to 2,282 sq. ft. The finished product will feature 201 units. Construction is scheduled for completion in the summer of 2006. For more information, visit [www.gdc-homes.com](http://www.gdc-homes.com).

### Marbury Corners Update

Excitement continues to build for Marbury Corners, GDC's Pelham, N.Y.-based townhome community that is garnering a big response in the area real estate market.

With construction of the site in its early stages, 21 of the 66 homes on the market have been



*The restored library of The Goodwin Estate mirrors its original appearance.*

sold. Move-ins are expected to begin sometime in the next year.

The community 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).

### Flower Village winners

The Village of Ossining and the City of Peekskill were named joint winners of the Ginsburg Development, LLC 6th Annual Historic River Towns of Westchester Flower Village competition, the company announced.

The annual contest showcases historic river

towns from Yonkers to Peekskill. The downtown areas of the communities were judged during the months of July and August by David Ferris Miller, a landscape architect who has worked with GDC for over 35 years. GDC provides "seed money" each spring to the communities for the beautification project.

Ossining and Peekskill were named dual winners for their original and well-kept layouts. Dobbs Ferry placed second while Cortlandt took third. The winning communities were each awarded \$500.

"This type of friendly competition is great for the spirit of a community," said Miller. "The flower designs liven up a neighborhood while giving its residents a place they can be proud of." ■

# Preview: Construction underway at Ichabod's Landing

GDC has made another stride in the continued revitalization of the Hudson River shoreline with Ichabod's Landing, the company's latest waterfront development.

Located on the Hudson River in the Village of Sleepy Hollow, 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.

Construction on the project is currently underway. An official ground breaking ceremony was held on Oct. 13 in proceedings that included Sleepy Hollow Mayor Philip Zegarelli, County Legislator Lois Bronz, and Deputy Mayor of Sleepy Hollow Mario DiFelice.

The pouring of the first foundation is complete and site personnel are currently in the process of stabilizing the waterfront. First occupancy is scheduled for May, 2005. The anticipated completion of the project is in March, 2006.

"This is a very exciting project that holds an incredible amount of potential for both the company and the community," said Martin Ginsburg. "We are very proud to be part of the continuing progress of the Hudson waterfront and we believe this is only the beginning."

Several of the Ichabod's Landing townhomes have been specially designed to accommodate professional home offices for artists, architects, designers, attorneys and similar professionals. The townhomes will include two and three bedroom units in four buildings, many of which will have unparalleled views up and down the Hudson River, including views of the skyline of Manhattan and the Tappan Zee Bridge to the south and of Nyack and the Palisades to the west. The site extends outward into the Hudson so that it has waterfront along two of its borders. It is adjacent to a quaint village riverfront park on the south and to the General Motors site on the north.

The Ichabod's Landing site is at a special location in Westchester County. In addition to being on the Hudson River in a quaint established village, it is situated within walking distance of the Tarrytown railroad station, which offers a 30 minute commute to midtown Manhattan. It is also located within minutes of the regional highway network that provides convenient access to White Plains and to other regional employment, shopping



Attending the Ichabod's Landing ground breaking ceremony, from left to right: Bruce Lozito, GDC, Dwight Douglas, Village of Sleepy Hollow, Philip Zegarelli, Mayor, Village of Sleepy Hollow, Martin Ginsburg, GDC, Lois Bronz, County Legislator, Mario DiFelice, Deputy Mayor, Village of Sleepy Hollow.

and cultural centers.

"Ichabod's Landing is located in one the most accessible and convenient areas of the county," said Ginsburg. "In addition to its unique and beautiful design, it is set in an area that provides the best of small town and big city life. It is a property that will garner interest from all different types of buyers on the market."

The site is located on River Street at the foot of Beekman Avenue, Sleepy Hollow's "main street", and about one half mile from the Tarrytown Metro North railroad station.

A total of 30 two bedroom units and 14 three bedroom townhouse units are proposed. The six two bedroom units in the building with specialty retail space each will have either 2,000 or 2,400 sq. ft of residential space, including the penthouse loft. Twenty-four two bedroom units in the remaining three

buildings will have approximately 2,400 sq. ft. or residential area (possibly including a home office depending upon the use of the first level). All two bedroom units will have a one car garage and entry at the first level and an additional driveway parking space. Seven of the three bedroom units will be located at the ends of all four buildings and will have approximately 3,000 or nearly 3,500 sq. ft., depending on whether the first level is used for retail or residential use. These units will have two car garages at the first level plus two additional parking spaces in their driveways. Up to seven interior or end units may be designated at three bedroom units with one car garages, one driveway space and one assigned courtyard space for a total of three spaces.

Prices are projected to range from \$ 700,000 to \$2 million. For more information on Ichabod's Landing, visit [www.gdc-homes.com](http://www.gdc-homes.com). ■

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has organizers already planning a return of the event in 2005. Tentatively, the event will be expanded to four days next year.

"The Hudson Ferry-Go-Round and other events like it have the ability to get the word out on how special the waterfront of the

Hudson Valley really is," said Ginsburg. "We believe the Hudson River and the rivertowns that line it are a huge part of our region's future. We look forward to its continued evolution." ■

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## GDC \$10,000 grant funds Peekskill mosaic

**G**insburg Development, LLC recently provided a \$10,000 grant towards the construction of a mosaic art piece in Peekskill's Riverfront Green Park.

The mosaic, designed by Brook R. Maher and rendered by Haifa Bint-Kadi, provides a reflection of the city's river roots. The completed mosaic will be located on the south facing, front wall of the public lavatory at Riverfront Green Park. Standing at seven feet high and 11-foot wide, the mosaic will sit directly adjacent to a large gazebo and a playground, in view of the nearby Peekskill Metro-North train station.

"The mosaic is most definitely a beautiful addition to the park," said Martin Ginsburg. "We were all very impressed by the concept and we felt it was something we should support."

The design for the mosaic is in the



*The Peekskill mosaic celebrates the city's deep connection with the river.*

Byzantine-style with marble tiles, ceramic tiles, glass and other materials rendering a display of river life in Peekskill. The completed piece will serve as one of the village's most unique pieces of public art.

"We're very thankful to the people at GDC for their support on this project," said Maher, a Peekskill resident who owns a studio in the city. "Our goal from the beginning was to create a work of art that could be of lasting value to Peekskill. With its high visibility, we hope the

mosaic garners a further interest of the arts in the area."

An in-progress version of the mosaic was first unveiled in September during the GDC-sponsored "Hudson Ferry-Go-Round." Once completed, the mosaic will be put on permanent display in the park.

"The city's connection to the river is well-documented," said Ginsburg. "We believe this will be a piece of artwork that will connect with the entire community." ■