

# GDC CORNERSTONE

A Newsletter of Ginsburg Development, LLC

## "Hudson Ferry-Go-Round" to bring excitement to river towns across the Hudson Valley

GDC has announced that it will be a major sponsor of the "Hudson Ferry-Go-Round," a first-time event that will link Haverstraw, Peekskill, Ossining, Yonkers and Tarrytown with continuous ferries during the weekend of Sept. 18-19. Each river town will stage special events through the weekend.

"This will truly be a special event that is unique to the entire Hudson Valley," said Martin Ginsburg, 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. We are very excited to be organizing this breakthrough event."

Scheduled for Saturday, Sept. 18 and Sunday, Sept. 19, the event will feature ferries running approximately every 30 minutes in a continuous loop from Haverstraw to Ossining to Peekskill. Street fairs, festivals and special events will run simultaneously in the three communities throughout the day. On Saturday only, ferries will also travel in a one-hour loop between Yonkers, Tarrytown and Haverstraw, where passengers can board a free trolley to visit historic sites. Yonkers will concurrently be holding its annual Riverfest celebration.

Hundreds of local residents, especially families, are expected to participate. On both days,



NY Waterway Ferry

a free trolley service will transport people from ferry landings to the downtown shopping districts in Haverstraw, Peekskill and Ossining.

"One of the great features of this event will be the ability to travel between Westchester and Rockland without ever having to set foot in a car or bus," said Ginsburg. "We are work-

ing with Metro-North to encourage people on the east bank to get to the five ferry landings by train."

The river has experienced a renaissance in recent years. The Haverstraw-to-Ossining commuter ferry connecting to Metro-North has been a huge success and NY Waterway's

*Continued on page 3*

## Ginsburg Community Fund Awards \$526,500 in Grants

The Ginsburg Community Fund, the newly formed corporate giving arm of Ginsburg Development, LLC (GDC), has awarded \$526,500 to 49 organizations from across the Hudson Valley and lower Connecticut in 2004.

Established last year to commemorate GDC's 40th anniversary, the Ginsburg Community Fund grants provide monies for operating support, start-up support/seed money, organizational capacity building or technical assistance to important organizations in the area. In the first round of grants announced in February, \$353,500 was awarded to 27 organizations in the area. The grants announced in June awarded \$173,000 to 22 different organizations.

The Ginsburg Community Fund will annually award grants on Feb. 1 and June 1. Individual grants range between \$1,000 and \$100,000. The establishment of the Ginsburg Community Fund is an extension of the firm's long history of charitable giving. In 2003, GDC made charitable contributions of \$322,000 to local organizations.

Martin Ginsburg feels that giving back to the community is an essen-

tial part of what the company is all about.

"One of the company's top priorities has always been to support the communities where we build homes," said Ginsburg. "The Ginsburg Community Fund formalizes the firm's long history of contributing to community groups. We think it is our responsibility as a corporate citizen to help enhance the quality of life for residents that live in communities where we do business."

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.

"Over the last four decades, we've found that we can substantially contribute to communities by supporting programs that relate to these four focus areas," said Ginsburg. "Preserving and enhancing the environment is among our top goals while promoting community revitalization and affordable housing is especially important. Arts, culture and education are fundamentals that help enrich our communities."

# Harbors at Haverstraw project on schedule

As efforts to revitalize of the village of Haverstraw continue, one of GDC's most exciting new projects, Harbors at Haverstraw, remains on schedule.

As construction heads through the summer, the Harbors at Haverstraw site has continued its progress, according to GDC Project Manager Dan Mulvey. The sales center has been largely completed. The structure and furnishing is finished as is the exterior work. The only remaining step is the installation of the interior sales materials. The sales center could be opened as early as August with visits by appointment only.

The main entry road has been completed, with nearby West Street now connected to the project. Additionally, site cleanup has been completed. All of the debris has been removed with the exception of the shore line, which awaits permit approval.

The street scape improvements on Dr. George Girling Drive have been completed, and the crew is currently working on West Street improvements, which include the clearing and planting of trees, the creation of grass areas, added fencing and curb island construction.

To further continue effectiveness in the planning and execution of the site, the construction office has been located on site, creating a daily presence during all phases of construction.

Occupying three peninsulas of the vacated industrial land of the former Rockland Fuel site, the completed Harbors at Haverstraw project will feature 850 units of town homes, condominiums and rentals apartments, as well as a two-mile pub-



*Harbors at Haverstraw Sales Center*

lic 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 win-

dows, 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

### Riverbend Update

Demand for GDC's Riverbend community has been remarkable. Before a model unit has been available to the public, 53 units have already been sold!

Riverbend, one of GDC's newest communities on the Hudson River, is located in Peekskill. The first model unit is expected to be ready after Labor Day and the first homeowners should move in by the end of August.

The project's first phase, which features 86 units, should be completed by November, 2005. The remaining 115 units are projected to be completed by spring, 2007. Riverbend's duplex and townhome models range from 1,011 square feet to 2,282 square feet. For more information, visit [www.gdc-homes.com](http://www.gdc-homes.com).

### Marbury Corners Update

Marbury Corners have generated plenty of interest from potential homebuyers. More than 1,000 people are on the waiting list and the GDC sales staff started working through the list in July. Sales will be opening to the public in late summer.

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

### Hudson River Music Fest

Music will be ringing out along the banks of the Hudson when the 4th Annual Hudson River Music Fest returns to Haverstraw and Ossining on Saturday, Aug. 28.

Presented by Jazz Forum Arts and sponsored by Ginsburg Development, LLC. (GDC), Metro-North Railroad and New York Waterway, the finale of the two-day event will connect Haverstraw and Ossining with non-stop music from an eclectic group of artists and performers. The New York Waterway Music Cruise will provide free transportation between the two villages, which will host separate concerts. The first leg of the festival successfully kicked off on July 17.

For the Aug. 28 event, the New York Waterway Music Cruise will depart from Haverstraw to Ossining at 5:45 p.m., 7:15 p.m. and 8:45 p.m. The cruise will leave Ossining for Haverstraw at 5 p.m., 6:30 p.m. and 8 p.m. The first two departure times in each direction will feature free live music by the T.J. Tomlin Dixieland All-Stars. Seating is limited for the ferry trips.

The music continues with the Ted Daniel Band, playing live from 3 p.m. to 5 p.m. at Harbor Park in Ossining. Following the show, those in attendance can catch the cruise back to Haverstraw to see Bobby Sanabria & Quarteto Ache!, performing live from 6 p.m. to 8:30 p.m.

at the Ferry Landing in Haverstraw.

### GDC climbs "Giant 400" list

GDC climbed to No. 106 in the annual "Giant 400" rankings of the nation's top home builders published by Professional Builder Magazine.

The survey, published in the magazine's April edition, ranks builders based on housing units sold in the previous year and total revenues. In 2003, GDC registered 623 closings and revenues of \$198,516,000. GDC was ranked second among firms based in New York. The company ranked No. 118 in the magazine's survey last year and No. 174 in 2002. GDC enjoyed its most successful year in 2003, achieving its highest revenues ever.

### GDC Picnic

In celebration its 40th anniversary this year, GDC hosted its annual company picnic at Sleepy Hollow's Kingsland Point Park, located on the banks of the Hudson River. The picturesque location symbolized the firm's ongoing commitment to the future of the river and its importance to the Hudson Valley region.

"GDC's great success is a direct reflection on our talented employees," said Martin Ginsburg. "The Hudson River has become an important part of our company's past and future and it was appropriate for us to celebrate this anniversary at a location that overlooked the river." ■

# Previews of The Fairways, The Goodwin Estate and Gillette Ridge

## The Fairways

The Fairways is a first for GDC in a number of ways - it is GDC's first luxury community in Orange County, N.Y. and it is the first community on a golf course. Located in the town of Wallkill, this gated community will have a total of 217 homes on 64 acres, including townhouses, single family homes, and garden condominiums of either one or two levels. Amenities include a clubhouse featuring an exercise center and party room, a library/business center and a game room with cyber café. Just outside the clubhouse will be a pool, a kiddie pool and a sports court.

The Fairways is located next to the Orange County Golf Club, just minutes from Route 84 and Route 17, and near the Galleria Mall. It is also close to the Metro-North railroad station, and near the newly planned hospital and medical center in the Wallkill Medical Corridor. Many homes will have views of the golf course. There will be a wide range of home styles, ranging from two to four bedrooms and from 1267 sq. ft. to 3023 sq. ft., including townhouses, single family homes, and garden style one and two story condominium homes. Prices are expected to start from the \$200's to the \$400's, subject to change. Construction is currently underway with initial occupancy slated for early 2005.

## The Goodwin Estate

Located in Hartford's prestigious West End, The Goodwin Estate is Hartford's premier residential address, set on a historic 17-acre mansion site listed in National Register of Historic Places. Built by the Goodwin family in 1903, the grounds have been painstakingly restored into seven mansion homes and a community library, lounge and health center. Homes located within the mansion itself feature one or two bedrooms, the largest being a 2,000-square-foot penthouse, located on the mansion's top floor. The estate features 56 town homes that have been designed in brick with white paneled bays and details to echo the mansion's architecture. All town homes will contain three bedrooms, one-to-two-car garages and walk out basements.

The west wing of the mansion will include a community center featuring a historically renovated grand library, a foyer, a kitchen and a fitness center with locker rooms, all set upon meticulously landscaped grounds. The community center also leads to gardens and a walled-in courtyard enclosing a pool and patio. The mansion homes, as well as the lower level, have elevator access. Each mansion home includes a lower level storage room and covered parking space.

The Goodwin Estate is centrally located, readily accessible from Interstate Route 84



*The Goodwin Estate*

(with easy access to Interstate Route 91). State Routes 6 and 44 are just blocks from the Goodwin entrance. The homes are currently available for sale and are priced in the \$200,000s to \$400,000-range. For more information, contact Ann Francis in the sales office at (860) 231-8620.

## The Greens at Gillette Ridge

The Greens at Gillette Ridge will be situated around an Arnold Palmer designed 18-hole golf course, less than 20 minutes

from downtown Hartford. This unique 165 home community will feature maintenance free living and will offer five single family models as well as three semi-attached town home models. Overall, the homes will range in size from about 1,500 square feet to 3,400 square feet and will have three or four bedrooms. Most homes will have views of either the golf course and/or permanently protected open space. The distinctive clubhouse will feature an exercise center, dramatic and luxurious social room and an outdoor pool. Prices are expected to start from the low \$300's to the high \$600's. Construction and sales are expected to begin in Fall 2004. ■

## Ferry *continued from page 1*

leisure cruises from midtown to historic properties in Tarrytown have been very popular. In addition, Gov. Pataki recently announced a plan for a commuter ferry from lower Manhattan to Yonkers.

In Haverstraw, there are a number of special events scheduled throughout the "Ferry-Go-Round" weekend. On Saturday, the village will celebrate its 150th year anniversary with a night-time fireworks display and concert. A firemen's parade, a "ramble" tour of Main Street and a storytelling event is also scheduled Saturday. A boat show and street fair are scheduled on Sunday.

Local bands will perform on Saturday afternoon, and the usual Saturday Farmers Market in Market Square will offer special entertainment. On Sunday, "Embracing Ossining" will present a waterfront festival of food and fun,

celebrating Ossining's ethnic diversity.

Peekskill will feature downtown tours of artists' studios, a tour of many homes restored by artists and a tour of Underground Railroad locations in the city. The new Hudson Valley Center for Contemporary Art will be open both days, and on Sunday the Road Knights will present an antique car show at Waterfront Green.

On Saturday, Yonkers Riverfest begins at 2 p.m. with non-stop entertainment, a crafts fair and international and ethnic food vendors. The day ends at about 9 p.m. with a fireworks show.

In Tarrytown, a free trolley will take people on Saturday from the waterfront to scenic historic sites in the area, including Washington Irving's Sunnyside, Lyndhurst for their 20th annual crafts show, and colonial Philipsburg Manor in Sleepy Hollow, where tours leave for Kykuit, The Rockefeller Estate. ■

---

## Ginsburg honored at two events in June

**M**artin Ginsburg was recently honored at two events for his ongoing efforts in revitalizing river towns along the Hudson.

Ginsburg was honored on June 13 by Historic River Towns of Westchester. On June 4, he was recognized by The Hudson River Museum.

The Historic River Towns of Westchester (HRTW) event was held in conjunction with a celebration of the organization's 10th anniversary. Martin Ginsburg and Ossining Town Supervisor John V. Chervokas were given Tourism Achievement Awards.

Ginsburg and GDC have provided vision and funding for projects such as the Flower Villages beautification program and an annual HRTW planning conference. Ginsburg sees the Hudson River Valley becoming a major tourism destination, a view that has made him a natural



*Martin Ginsburg, Westchester County Executive Andy Spano, Phil Zegarelli, Mayor of Sleepy Hollow and Chairman of HRTW, John Chervokas, Supervisor of the Town of Ossining, former chairman of HRTW and honoree.*

partner for HRTW.

"Martin and John are two of the most dedicated supporters of HRTW," said current HRTW chairman, Philip E. Zegarelli, mayor of the Village of Sleepy Hollow.

At the Hudson River Museum event, Ginsburg was honored along with U.S. Congresswoman Nita M. Lowey for their continuing environmental work involving the Hudson River. A longtime trustee of the museum, Ginsburg was honored for his efforts, which include the establishment of the HRTW Flower Villages beautification program and the establishment of the Ginsburg Community Fund, the GDC's newly formed grant program that supports organizations committed to the environment.

"Martin Ginsburg has helped to shape the residential environment of our region," said Jan Adelson, chair of the Board of Trustees. "He is intelligent, committed and passionate about the quality of life. He pursues that commitment through his work and through the Ginsburg Community Fund and the projects it supports." ■