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## Long-awaited development in Scarsdale nears completion

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SCARSDALE - The three blocks of cobblestone streets, arched doorways and Tudor architecture that make up downtown Scarsdale immediately draw parallels to a quaint English village.

Newcomer Christie Place - a much-anticipated, age-restricted, luxury condominium complex being built in the heart of downtown, across from the train station - is nearing completion and promises to blend in with the storybook surroundings.

The property, developed by Valhalla-based Ginsburg Development Corp., has incorporated such features as copper-roof turrets for the two Tudor-style buildings that blend brick, stone and stucco.

By early this week, six months after Ginsburg Development first started offering the condominiums to Scarsdale residents as part of an agreement with the municipality, 14 of the 42 units in the condominium complex had been sold. Apartments are priced from the high \$800,000s for a one-bedroom unit to more than \$2 million for two bedrooms plus den.

Later this month, Ginsburg Development plans to advertise to the general public.

Often described as a successful marriage of two of the village's biggest needs - parking and senior housing - the project has been many years in the making.

The site, which included an abandoned gas station and a parking lot, was acquired by the village through eminent domain in 1999.

Soon after, proposals were made to build a large municipal parking garage - plans opposed by many residents, who feared it would take away from the village's charm.

In 2005, Ginsburg Development proposed the age-restricted condominiums with underground parking - nearly 400 parking spaces.

The plan was approved.

"We are bringing to a successful culmination of what has been a long digestive period," said Martin Ginsburg, founder of Ginsburg Development. "We merged two of the village's initiatives - additional parking with high-quality senior residential development."

Mayor Noreen Fisher views the project as a public and private partnership.

"We are getting 320 municipal parking spaces, of which about 80 would be short-term parking," Fisher said. "When the streetscape is done and the trees and sidewalks are put in, I think it will blend in fine."

A landscaped plaza and courtyard bridging the two buildings, a restaurant with outdoor dining facing

Chase park, a bank and a spa will be part of the complex.

Among the very first buyers at Christie Place were Merle and Dr. Stephen Brenner, who have lived in the Quaker Ridge section of the village for close to 40 years.

"Over the last five years, we had been in a quandary about what to do, our youngest daughter is now married for seven years, and we didn't need all this space," said Merle Brenner, who recently put her 4,058-square-foot, five-bedroom, 3 1/2 -bath house up for sale for close to \$1.7 million. "We didn't want to deal with the grass in the summer and the snow in the winter, but at the same time we didn't want to leave this charming village and our family and friends."

Commuting to work - Merle Brenner is an adjunct lecturer at City University of New York's Lehman College in the Bronx, and her husband is a gastroenterologist at Montefiore Medical Center in the Bronx - is also easy.

Moving from a large house filled with "memories on every wall" will be difficult but something that must be done, she said.

For Alexander and Doina Wechsler of the Riverdale section in the Bronx, who bought a two-bedroom condominium, proximity to their only daughter, a Scarsdale resident, was important.

"We wanted to be close to our daughter's family and so took advantage of the early offering to the village residents," said Alexander Wechsler, an engineering consultant.

The condos in both buildings will be delivered from November through spring, said Maria Newman, sales manager for Christie Place.

According to the zoning laws, 90 percent of the condos must have at least one resident who is 55 or older, while each of the condos in the rest of the complex must include at least one resident who is older than 60.

"I also like the fact that it is an active, adult community," Merle Brenner said. "You can walk to the train station and go for cultural events in New York City or walk in the village and see small kids.

"I am not a fan of gated living for seniors," she said. "You don't know whether they are keeping people from coming in or you from going out."

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