

'We moved out here to see the deer and the ducks. We don't want the development'

Rush Conservationists Fight Subdivision Plan

By JANIS MARSTON

Developer Gilbert J. Veconi learned last night just how jealous Rush residents are of their town's scenic beauty.

Veconi outlined plans for the 62-lot subdivision — "Cobblestone Farms" — to a standing-room-only crowd during a preliminary hearing before the town's planning and conservation boards. The 160-acre site is at the northeast corner of Pinnacle and Lyons roads.

Veconi, president of Cannon Development Inc., wants to begin building in June. He said the project would take four to five years to complete and would be worth about \$4 million in total market value.

But market value was not on the residents' minds. Veconi's preliminary plans were met with strong opposition from Rush residents and a list of concerns from Conservation Board members.

"We live in Rush because of its scenic beauty," said Kimm Tracy of 175 Jeffords Rd.

"Mr. Neisner, you own a beautiful piece of land. I hate to see it destroyed," she said, turning to look at property owner M.B. Neisner.

Neisner, former chairman of Neisner Bros., bought the land about 20 years ago. He is a partner in the development, which calls for homes ranging in price from \$55,000 and up. Lot sizes would vary from 30,000 square feet to 10 acres.

"I'm not against development," one man said. "But bringing suburbia out here is not what the people came to Rush for."

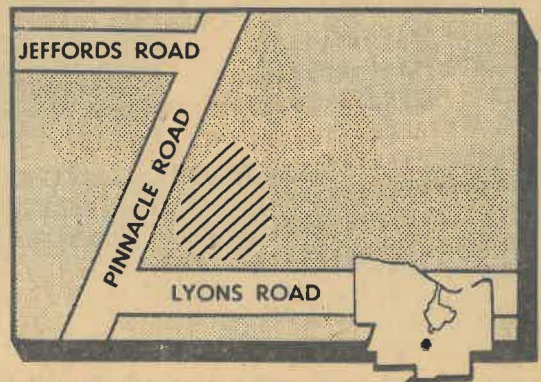
"We moved out here to see the deer and the ducks," said Louise Boger of 30 Lyons Road. "We don't want the development."

"I'm afraid of what you're going to do to our creek (Pinnacle). I'm afraid of all the traffic. And most of the people here don't want (the development) either," Mrs. Boger said.

Besides being protective of the site's natural beauty, residents and board members were worried about practical matters, such as sewage. The types of septic systems proposed for parts of the subdivision only last about five years, said conservation board member Brian Giles.

He added that the area's soil would present severe problems in absorbing waste water.

Veconi promised he would conform to any measures established by the Monroe County Health Department and environmental agencies to ensure adequate sewage disposal. But several residents weren't impressed. They wanted a commitment from him that the septic systems



Proposed subdivision at Pinnacle and Lyons roads, would eventually have 235 residents, developer says.

would hold up and that Pinnacle Creek would not be spoiled.

The residents also were concerned about two freshwater wetland areas on the developer's map. They worried about the 100-year flood plain that runs along Pinnacle Creek.

Veconi spoke of a stream preservation corridor along the creek. Someday there might be a walkway, he said. But residents were more concerned that homes might be built in a 100-foot buffer zone around a wetland area.

"What will happen to the wetlands if your septic systems fail?" asked Sally Ward of 2705 Pinnacle Road. "I'm hearing about lots of building activity in buffer zones. I'm interested in preservation and don't think buffer zones should be developed."

Veconi reminded the crowd that the state's wetlands maps were only preliminary and that the buffer zone had not been determined. If the Department of Environmental Conservation rules that wetlands are affected, a state permit will be required before he can build.

The town's planning board has 45 days before deciding on "Cobblestone Farms." In the meantime, town officials say, they will get more information about the development's environmental impact.

Veconi projects 235 residents in Cobblestone farms in seven years, including 110 children. The project would be in the Rush-Henrietta School District.