



Huntington Hills Commons Map & Rules of Use

FOR RESIDENTS OF HUNTINGTON HILLS, IRONDEQUOIT, NY

Includes centerfold map showing Huntington Hills Subdivision and Commons, based on tax maps from the Monroe County Dept. of Planning and Development with a wetlands overlay.

PURPOSE OF THE BROCHURE

This brochure includes a map of the Commons lands in the Huntington Hills Subdivision of Irondequoit and rules for use of the Commons by residents. The Commons is more than 50 acres and includes the land between residents' lots, the roadways, and paths. Most of the land is forever wild, is the home of native plants and trees, and is populated by many different animals and birds. A set of rules for use of the Commons has been prepared to protect this unique area and to answer residents' questions about it. Further information about the history of the Commons can be found at the Huntington Hills Website at <http://huntingtonhillsinc.org/history.html>



RULES FOR USE OF THE COMMONS

DOS

1. Enjoy and Be Educated By Nature
2. Walk/Run
3. Ski/Snowshoe
4. Photograph/Observe



DON'Ts

1. No Horses or Motorized Vehicles
(HH, Inc. policy)
2. No Hunting (includes no bow and arrow hunting)
(Town of Irondequoit Ordinance, HH, Inc. policy)
3. No Cutting Down Trees
(Town of Irondequoit and EPOD, or Environmental Protection Overlay District, laws)
4. No Removal of Plants/Saplings for Personal Landscaping
(NYS Protection of Rare Plants)
5. No Blocking of Paths or Creation of Brush Piles/Fences on the Commons
(HH, Inc. Policy)

NEED BOARD PERMISSION FOR

1. Limited Use of Paths for Non-Motorized Vehicles (e.g., bicycles)
(Not acceptable when paths are wet or soft. Impact evaluated yearly)
2. Clearing Fallen Trees from Streams or Paths
(First Saturday in October scheduled for Commons clean-up)
3. Cutting Up and Removing Wood From Fallen Trees on the Commons
(Ecological value to keeping some dead wood in the Commons)
4. Removing Dead Animals from Commons
(Irondequoit Town Animal Control will be called)
5. Outside People Using Commons for Special Projects (e.g., Boy Scout orienteering, surveys of flora and fauna)
(Board approval needed and residents to be notified)
6. Hazard Reduction Along Roads in the Commons
(Refer to “Explanation of Map Designations” Part 5c for more information)
7. Modification of Any Commons Land (e.g., gardening, tree removal or planting)
(Board approval needed and residents to be notified)

Legend

- Indicates lots with same owner
- Paved Roads
- Private Driveway & Right-of-way
- Path in Right-of-way
- No Path in Right-of-way
- Streams
- Parcels
- Common Land
- Water Bodies
- NYS DEC Wetlands
- NWI Federal Wetlands

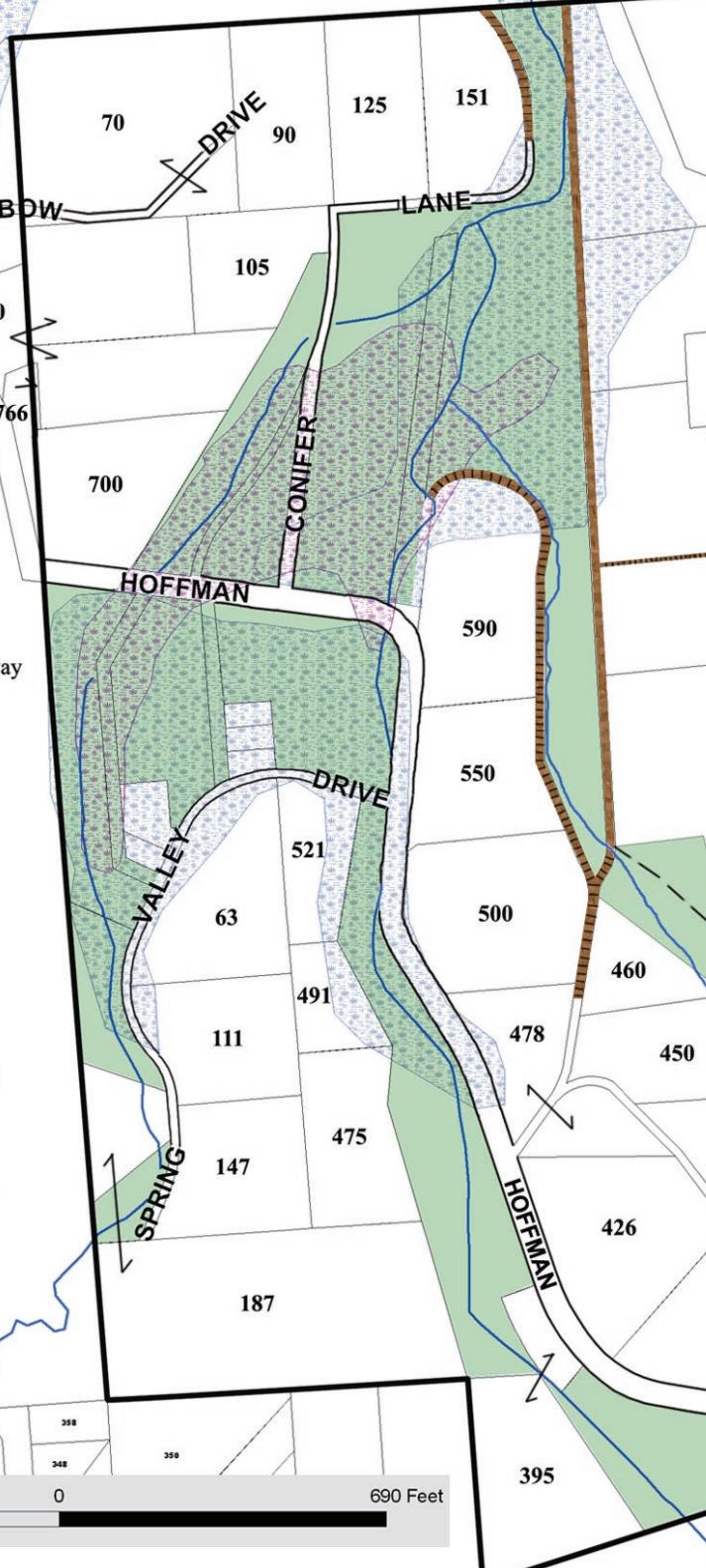
Produced by the Department of Planning and Development.

Date: December 11, 2003
Revised by Huntington Hills Commons Committee June 22, 2009
This data is provided without guarantee for any specific or implied use.

Note: The dashed line represents the approximate location of the path through the commons.

Many right-of-ways are not obvious and do not have existing paths on them.

Note: Not to be relied upon for legal description or survey accuracy, but for informational purposes only.



EXPLANATION OF MAP DESIGNATIONS

1. The map of the Huntington Hills Subdivision in Irondequoit with overlays of the wetlands was generated in the Monroe County Department of Planning and Development in December of 2003. The Commons Committee added information about paths and streams to it in 2009. The wetlands boundaries are not precise, and the paths and rights of way are based on best estimates from older maps.
2. This map is informational and is not based on a recent survey. It should not be used to question boundaries, but rather to help residents know where their lots are relative to the Commons land. Many rights of way are no longer obvious and the existing paths may be deer trails, not original paths.



3. WETLANDS

- a. NY State DEC requires the wetlands to be at least 12.4 acres in size.
- b. The HH, Inc. Commons wetlands are probably Class 2.
- c. The adjacent 100-foot area to the wetlands should be avoided when developing an area.

4. STREAMS

- a. The quality of the water in the stream running through the center of the Commons is Class B. This water is not potable, but it can be used for contact activities, like swimming.
- b. The stream has had brook and rainbow trout in it, so the sub-classification for the stream is (T).
- c. In general, the state requires that wetlands be avoided or that the impact of development work be minimized or mitigated.

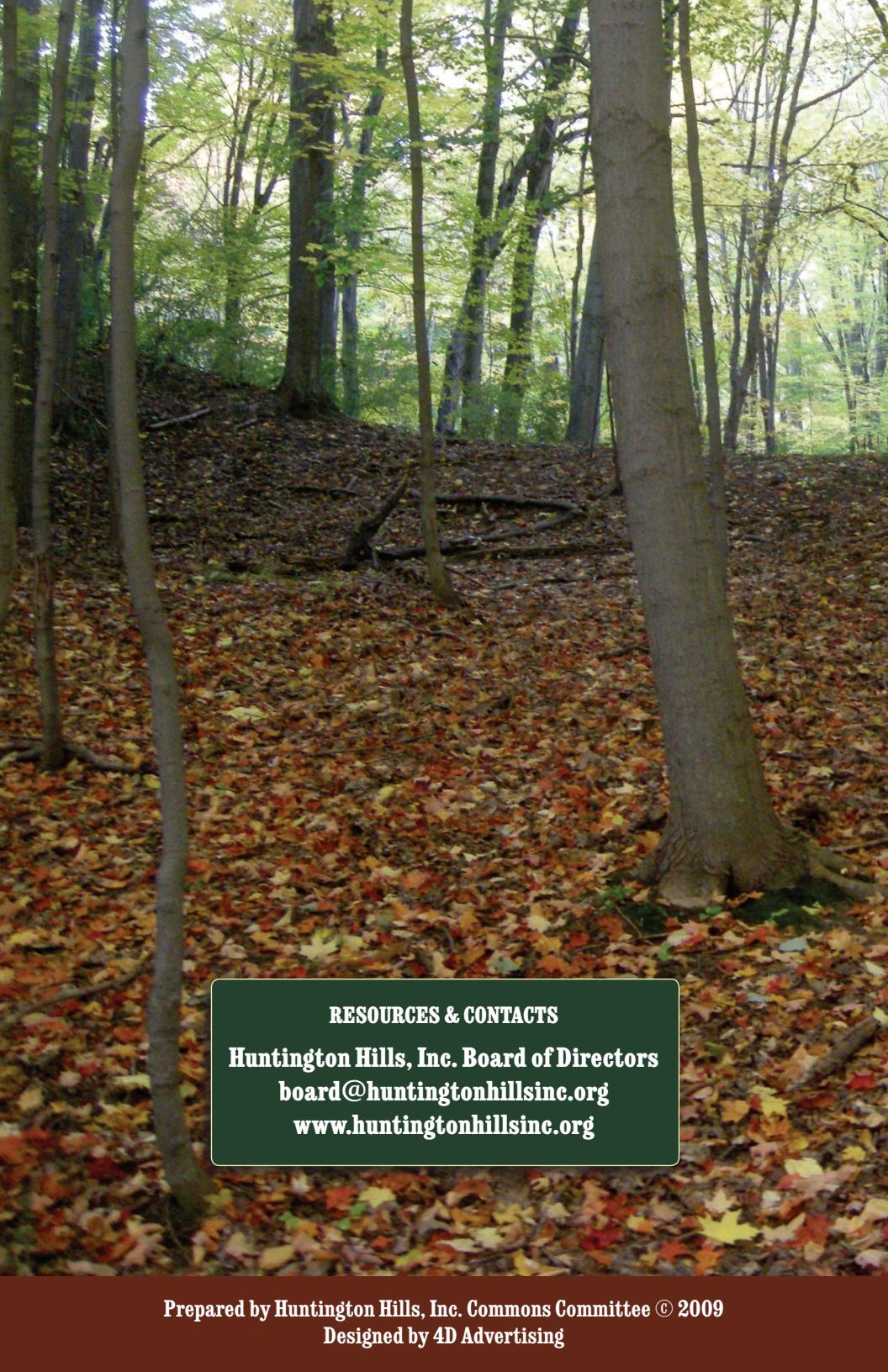
5. WOODLOTS, SLOPES, AND PLANTS

- a. The Huntington Hills Commons is subject to EPOD requirements for woodlots, streams, and steep sloped surfaces as well as for tree and plant protections.
- b. The Town of Irondequoit has issued a rule that a town permit is required to cut down trees more than 6-inches in diameter on level ground and for smaller trees on slopes. This applies to both residents and to the Commons.
- c. Residents who have identified a potential tree hazard on or near their property should contact the HH, Inc. Board first to establish whether the problem is on the Commons or on the resident's property. If it is on the Commons and is perceived to be a hazard, the hazard will be abated through the Board's action.

6. ROADS

- a. All of the roads in Huntington Hills, except for Hoffman Road, are private and are part of the Commons. Comparing the road widths on the tax maps to actual measurements of the paved widths shows that the roadsides include from 1 to 20 feet of Commons land.
- b. Because of the road width issue, some residents may believe they own land next to a road that is actually part of the Commons. In case of a dispute between a resident and Huntington Hills, Inc. concerning Commons boundaries, a contracted, professional instrument survey by HH, Inc. will take precedence.
- c. The private roads are physically repaired by the residents of each road, not by Huntington Hills, Inc.





RESOURCES & CONTACTS

Huntington Hills, Inc. Board of Directors
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