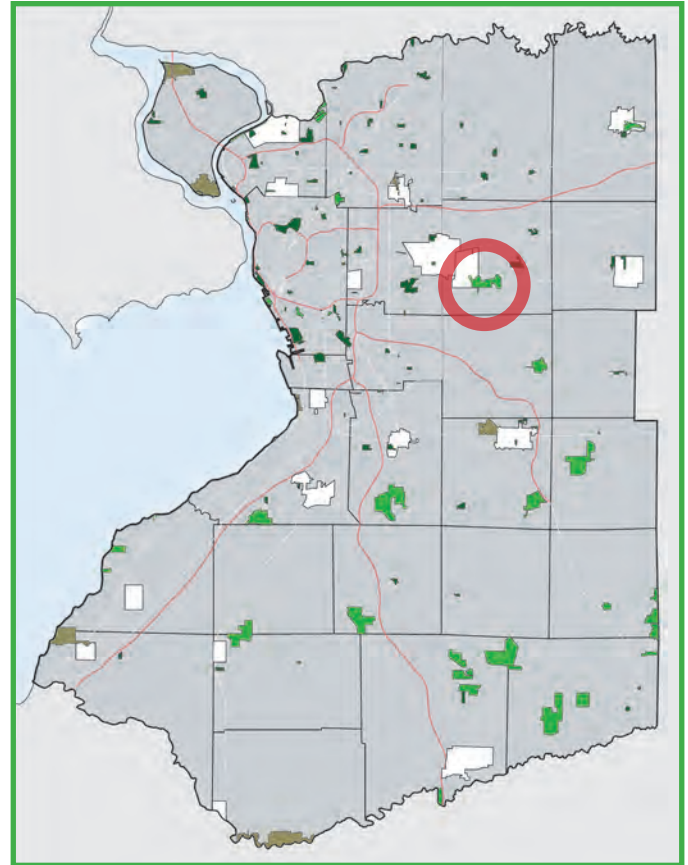


COMO LAKE PARK

DESCRIPTION

Como Lake Park is a 524-acre park facility located in both the Village and Town of Lancaster, approximately 14 miles east of downtown Buffalo. The park was among the first four parks acquired by the County in 1926, and lies along the banks of Cayuga Creek. The park includes a dam and lake at its western end, with natural islands, extensive picnic grounds, play fields and courts, skating rink, sledding hill and nature trails. This Heritage park includes numerous old stone park structures that continue to enjoy heavy use by both local residents and those coming out from the urban areas to enjoy a slice of nature. In contrast to much of the manicured older park areas and picnic groves, the eastern-most section of Como Lake Park (east of Bowen Road) is an undeveloped natural zone straddling Cayuga Creek.

The park in recent years has continued to see increased popularity for its location among dense residential areas. The park has added an 18-hole Disc golf course (2007) and a multi-generational fitness station, diversifying its attractions and unique role within the regional park context.



Park Location Map: Como Lake Park is located in both the Town and Village of Lancaster with several entrances within the community



Como Lake

PARK SPECIFIC PRIORITIES

- **Preserve and enhance Heritage areas and special park features**, including; Repoint/clean stonework where needed, replace missing stones, replace or repair roofs, make improvements to concrete/asphalt floors, etc. to all historic structures and facilities.
- **Reduce lawn mowing to provide more natural setting**: Create and provide meadows and wildflower areas in high visibility areas to produce a more natural park landscape.
- **Improve pedestrian safety and provide improvements/upgrades to pedestrian bridges crossings onto the islands**. Improve bridges to be ADA compliant if possible and repair missing/broken rails.

PARK AND AREA HISTORY

Como Lake Park was originally developed as a Village of Lancaster Municipal Park beginning in 1923. The original acquisition totaled 120 acres, with later acquisitions adding an additional 404 acres. The Park was originally developed as a water-oriented park to serve the densely populated area along Broadway from Buffalo to the Villages of Depew and Lancaster. In fact, boating was once a popular activity in the lake and around the islands. Archived plans show that a magnificent “Bath House” facility was designed and proposed to be built on one of the islands, but apparently never came to fruition. Original activities also included a small zoo. WPA crews handled much of the physical development of the park. WPA crews built many structures and features of the park which still stand today including numerous picnic shelters and the old stone Lighthouse which overlooks the dam.

LOCAL CONTEXT

Como Lake Park is a well-known and integral part of the historic Village of Lancaster. The park sits on the southeast side of the Village, and extends westerly along the Cayuga Creek corridor. Lake Avenue forms the park’s western edge, while Bowen Road bisects the park and forms the boundary between the developed older section from the undeveloped section of the park at the eastern end. Development patterns



Local context map



1940s master plan of the park



have shifted as new subdivisions are constructed to the south of the park off of William Street. Much of the area to the east of the park is still rural in nature, but Como Park remains one of the most heavily used parks in the system.

RECREATIONAL CONTEXT

This large multi-purpose heritage park once provided most all recreational amenities for the Town and Village of Lancaster, as well as the Village of Depew. It also once served as a magnet for Buffalo residents, who could easily reach the park via public transportation. More recently, Lancaster has become one of Western New York's fastest growing suburban communities, spreading development into eastern areas beyond the Park, where farms once dominated the landscape. This recent surge in population growth has also come with the demand for expanded recreational facilities. The Town and Village have looked to expand their recreational offerings to provide many new opportunities to the area residents, and thus lessened the need for Como Park to provide large fields for organized sports.

ENVIRONMENTAL CONTEXT

Como Lake park consists of low-lying terrain, characterized by moisture-loving woodland communities and floodplain wetlands. Much of the park has traditionally been kept as mowed lawns, but Parks staff have already begun to reduce the area mowed, in an effort to increase habitat value and redirect resources toward other maintenance needs. There is significant acreage remaining that could be converted to regenerated forest or wildflower meadows.

Cayuga Creek is both a major asset and an area of concern in Como Lake Park. The creek provides wildlife habitat and interest for park users, but is subject to severe seasonal flooding and "flashiness," or rapidly fluctuating stream flow. Resulting rapid bank erosion reduces habitat value, visitor safety, and enjoyment. These conditions also contribute to rapid sedimentation of the man-made lake at the northwest corner of the park. The lake must be dredged periodically to prevent it from filling in entirely. While it is not under consideration at this time, in the long term interest may develop in removing the dam in order to improve stream habitat connectivity and provide a new type of recreational opportunity.

Invasive plant species are a serious concern within the park, particularly along parts of the stream bank. Large areas of Japanese Knotweed are particularly prominent along parts of the islands, in areas that are well used by visitors.

Because Ash species are more common in low-lying areas like Como Lake Park, the property will likely be more significantly impacted by the Emerald Ash Borer than some other parks in the system. This means large changes will come to the forested parts of the park in the coming years. Beginning to plant new

native trees now can reduce the time until a new generation of canopy trees can take over from those that will be lost.

RECENT PARKS DEPARTMENT PROJECTS / IMPROVEMENTS

The 2012-2017 Capital Improvements within Como Lake Park totaled \$902,711. Recent projects included:

- Comfort Station D – Replaced roof and fascia boards
- Comfort Station E – New glass block installed, ceiling replacement, and interior painting
- Shelter #5 – Replaced roof
- Shelter #9 – Repaired support posts, constructed new plywood ceiling
- Shelter #13 – Replaced roof and fascia boards
- Shelter #14 – New parking area
- Shelter #17 – Replaced roof and fascia boards
- Shelter #18 – Replaced roof and fascia boards
- Shelter #19 – Replaced roof and fascia boards
- Shelter #29 – New shelter constructed
- Shelter #32 – Replaced roof and fascia boards
- Shelter #33 – Replaced roof and fascia boards
- Shelter #39 – Replaced roof
- Shelter #49 – New parking area
- Shelter #50 – New parking area
- Shelter #56 – Replaced roof
- Shelter #58 – Replaced roof, concrete floor and constructed new parking area



Old photograph of one of the pedestrian bridges on the islands

- New guardrail installed along main park road curve.
- Installed new multi-generational exercise recreation area.
- Installed new steel chain link fence on the slope of the sledding hill to separate children sledding from those walking back up to the top of the hill, installed lights.
- Alternative hold locations installed for Disc Golf holes (2018).
- Sealed and striped tennis courts, added pickle ball striping (2018).
- Sealed and striped basketball courts (2018).

CURRENT ISSUES AND PROBLEMS

- The park is showing deterioration in its older, historic stone structures.
- The interior of the park has many unattractive and out of character large paved areas, indicating an era of more heavy use of certain facilities.
- Vehicular circulation and park signage is very confusing.
- Health of Como Lake/the Dam continues to be an issue. Build-up of silt and debris is producing more islands, thus reducing the health and aesthetic of the lake.
- There is a lack of directional and interpretive signage highlighting the wonderful park structures and natural features.
- Most of the open space in the park is mowed, including areas that are beyond the recreational use areas.
- There is an apparent underutilization of some of the park facilities.
- There is a lack of connection/linkage to the surrounding neighborhoods.
- Some play structures are starting to become outdated, most are from the late 90's/early 2000's.
- Park maps on website are outdated and do not show some amenities.
- Many shelters are showing general wear in their roofing and interior columns/face boards. Some shelters appear to be leaning.
- Cayuga Creek is rapidly eroding the streambank in certain areas of the park resulting in loss of land, and trees that are falling into the water.
- Lack of definition and organization of parking areas, especially the lot south of the Casino.



Large asphalt parking lot in front of the skating area



The shoreline continues to suffer from erosion



Many WPA shelters are in need of repairs and preservation





MASTER PLAN

COMO LAKE PARK

ERIE COUNTY PARKS MASTER PLAN UPDATE

MASTER PLAN RECOMMENDATIONS:

Specific Action Items - Ex. (A: 1)

- 1 (C: 3.0-5.0/ P: 2.0-4.0) Preserve/enhance and restore Heritage Areas within the park - i.e. westernmost section of the park, lighthouse, dam and lake, islands, etc. Preserve and enhance historic setting of lawn and tree canopy. (2003 Master Plan)
- 2 Restore old stone picnic shelters and structures before building new picnic shelters and structures. (Consider the heritage "value" of these old park features for future tourism and visitor appreciation).
- 3 (A: 2.0-3.3) Reduce lawn mowing to provide more natural setting in non-use areas, and help to shift park maintenance towards restoring older park structures.
- 4 (C: 8.0-9.1) Make improvements/upgrades to pedestrian bridge crossings onto the islands. Improve bridges to be ADA compliant if possible.
- 5 (C: 11.0) Provide possible medians/parking islands in parking lot south of Casino separating lot from Quincy Avenue. This would improve pedestrian and vehicular safety and break up the large area of asphalt.
- 6 (A: 7.0-7.2) Promote natural and cultural heritage interpretation and enjoyment throughout the park through an expanded trail system and park signage; provide new wayfinding system to bring awareness to existing trails and hidden park features.
- 7 (C: 13.0) Consider dual-striping one or more tennis courts to accommodate other court sports.
- 8 (A: 14.0) Enhance views of the creek; currently there are few, if any, spots to see the Creek from any of the picnic groves. Remove invasive species and take down any trees in decay.



ERIE COUNTY PARKS MASTER PLAN UPDATE



MASTER PLAN RECOMMENDATIONS

Key - (Project Type: Project Number)

A - Action Item: Completed at low to no cost by Parks Staff
 P - Assistance or completion of project by potential partner/user group
 C - Capital project

Historic Structures/WPA/Other Structures:

- **(C: 3.0-5.0/ P: 2.0-4.0) Preserve/enhance and restore Heritage Areas within the park** – i.e. westernmost section of the park, lighthouse, dam and lake, islands, etc. Preserve and enhance historic setting of lawn and tree canopy; (2003 Master Plan)
 - Restore old stone picnic shelters and structures before building new picnic shelters and structures. (Consider the heritage “value” of these old park features for future tourism and visitor appreciation). There are too many varied picnic structures throughout the park. Consider park for eligibility on the National Register of Historic Places. (2003 Master Plan)
 - Priority: High
 - Partner: In-House/PBN



Historic staircase down to the Creek



Historic WPA Lighthouse



Stonework is starting to break apart at many shelters and structures



Foundation from old boat house

- **(A: 1.0) Consider park for eligibility on the National Register of Historic Places. (2003 Master Plan)**
 - Priority: Low
 - Partner: In-House
- **(C: 12.0) Restore/reconstruct former structure at the west tip of the islands (currently has wood deck cover) as park pavilion or bandshell, etc.**
 - Structure has a great view at the base of the lake
 - Priority: Low
 - Partner: In-House
- **Consider removal of future shelters to include the demolition of the shelter as well as associated asphalt drive, foundation, and parking area.**
 - Many shelters that have been removed have the old asphalt drive, parking area, and foundation still in place.
 - Allow area to renaturalize and revert back to the natural landscape.
 - Priority: Low
 - Partner: In-House



Ball field and old backstop could have potential for future recreational opportunities



Concrete foundation remains from removed structure



Maintenance/Safety:

- **(A: 2.0-3.3) Reduce lawn mowing to provide more natural setting in non-use areas,** and help to shift park maintenance towards restoring older park structures.
 - **Priority: High**
 - **Partner: In-House**
- **(C: 8.0-9.1) Make improvements/upgrades to pedestrian bridge crossings onto the islands.**
 - Improve bridges to be ADA compliant if possible.
 - Repair missing/broken rails
 - **Priority: High**
 - **Partner: Consultant/Contractor**
- **Improve ADA access throughout the park wherever is reasonable and feasible. (2003 Master Plan)**
 - Renovations present opportunities to address standards in ADA accessibility. These can include for example, designing sports fields and courts for greater accessibility and seating, improved accessibility/updated surfaces to children play areas, and potential paving of new trails for people with mixed abilities.
 - **Priority: Medium**
 - **Partner: In-House**



Existing pedestrian bridge over the Creek

- **(C: 11.0)** Provide medians/parking islands in parking lot south of Casino separating lot from Quincy Avenue. This would improve pedestrian and vehicular safety and break up the large area of asphalt.
 - Construct a planted berm or rain garden, including evergreens, native trees, and shrubs.
 - Priority: Low
 - Partner: Consultant/Contractor/In-House
 - **(A: 6.0-6.3)** Establish Minor Gateways, welcome sign and rules, for the park at the following locations:
 - Bowen Road
 - Pardee Avenue
 - North Bridge
 - Priority: Medium
 - Partner: In-House/Highway
 - **(A: 7.0-7.2)** Promote natural and cultural heritage interpretation and enjoyment throughout the park through an expanded trail system and park signage; provide new wayfinding system to bring awareness to existing trails and hidden park features
 - Priority: Medium
 - Partner: In-House
 - **(C: 1.0-1.2)** Establish enhanced gateways for the park at the following locations:
 - William Street
 - Como Lake Boulevard
 - Priority: Medium
 - Partner: In-House
- Connectivity/Signage:**
- **(C: 2.0-2.3)** Provide new interpretive signage and informational kiosks that tie the park better “into the mix” with other local cultural and historical attractions. (2003 Master Plan)
 - Provide an interpretive “story-line” for the Park and area’s history, i.e. When was the Village and Town first Settled?; What’s the history behind the Lighthouse and Dam? What were some significant historic happenings in the area, or in the park?; When were the old stone structures built?; (2003 Master Plan)
 - Priority: Medium
 - Partner: In-House



Wayfinding signage



- **Continue progress with expansion, enhancements, and connectivity among park trails.**
 - Provide kiosks with trail maps and rules at select trailhead locations.
 - Provide interpretive signage along the trails highlighting flora, fauna, and wildlife.
 - Design and provide distinct trail markers for better park orientation.
 - **Priority: Medium**
 - **Partner: In-House/Forestry**
- **(A: 9.0-9.5) Provide directional signage to the park at strategic locations:**
 - Intersection of Lake Avenue and Como Park Boulevard
 - Intersection of William Street and Lake Avenue
 - Intersection of William Street and Bowen Road
 - Intersection of Broadway and Bowen Road
 - Intersection of Broadway and Lake Avenue
 - **Priority: Low**
 - **Partner: In-House**



Orienteering Trailhead



Park signage off of Bowen Road

- **(A: 11.0) Improve park circulation through consolidation of roadways and path system;** Consider a new round-about feature to better “organize” the park roadways where the southern access drive meets the internal road network. (2003 Master Plan)
 - **Priority: Low**
 - **Partner: In-House**

Recreation:

- **(A: 5.0) Improve and maintain playground structures throughout park.**
 - Provide or replenish fiber fall surfaces at playgrounds annually.
 - Replace swings/play equipment as needed due to wear and tear.
 - **Priority: High**
 - **Partner: In-House**
- **(P: 1.0) Work with Niagara Region Disc Golf (NRDG) to repair and restore degraded areas around Disc Golf Holes.**
 - Explore the possibility of updating hole locations, such that they can be easily pulled up from their location and moved to a different nearby area. (Like on a typical golf course)
 - **Priority: High**
 - **Partner: Niagara Region Disc Golf**
- **Establish clear partnership responsibilities and duties pertaining to future dog park areas and other recreational proposals within the park.**
 - Coordinate with Lancaster Unleashed to adhere to partnership policy, locate a sensible location for a dog park which would not be

environmentally detrimental and adequate infrastructure exists (or would be economically feasible to provide).

■ **Priority: High**

■ **Partner: Lancaster Unleashed/Usergroups**

- **(P: 6.0) Coordinate with Visit Buffalo Niagara to promote and improve recreational opportunities at Como Lake Park.**

- Park has many areas of existing open space which could be used for additional recreational sporting activities.

■ **Priority: Medium**

■ **Partner: Visit Buffalo Niagara/Lancaster Recreation**



Recently installed multi-generational fitness area



Large playground featured on east side of park



- **(A: 5.1) Improve playground facilities throughout the park.**
 - Remove and replace oldest structures on-site. Consider earthtone colors in the Heritage park setting rather than bright, primary colors (2003 Master Plan)
 - **Priority: Medium**
 - **Partner: In-House**
- **(A: 12.0) Remove old backstop in large mowed area adjacent to the sled hill.**
 - This can be a potential area for soccer, lacrosse, or other activities like a potential bark park, etc. in response to the recreational trends of the community.
 - This mowed area is in close proximity to parking and restrooms.
 - **Priority: Medium**
 - **Partner: VBN/Lancaster Recreation**
- **Enhance fishing access and opportunities along Cayuga Creek.** This includes establishing strategically placed fishing platforms or stone areas, as well as paths to multiple areas of the Creek for access.
 - The DEC annually stocks about 3,000 keeper-sized rainbow trout in early April. Trout are stocked in 5 locations from Como Lake to the pavilion on Bowen Road.
 - **Priority: Medium**
 - **Partner: In-House/NYSDEC**
- **Consider additional recreational opportunities such as paddle boats or kayak uses in the lake. (2003 Master Plan)**
 - **Priority: Low**
 - **Partner: Private Businesses**
- **Promote and expand four-seasons recreational opportunities in Como Lake Park,** including the sledding hill, skating rink and cross-country ski trails.
 - **Priority: Low**
 - **Partner: In-House**
- **(C: 14.0) Explore the potential for transforming one of the basketball courts into a 'multi-purpose court'.** Court could accommodate several sports and become a destination for the youth of the neighborhood.
 - **Priority: Low**
 - **Partner: VBN/In-House**



Foot traffic and heavy usage at Disc Golf hole is causing damage to the surrounding landscape



Newly striped tennis courts



Basketball courts

Environment:

- **(A: 4.1-4.2) Improve the tree health of the park, in particular within maintained areas.**
 - Remove dead, dying or diseased trees.
 - Prune deadwood from trees.
 - Routinely monitor the tree population for indications of pest infestations.
 - Provide new tree plantings throughout the park, particularly along the roadway edges.
 - Develop a multi-pronged approach to tree planting strategy including contracted work, in-house staff and volunteer group plantings.
 - Develop annual tree planting program to restore tree canopy and improve natural image of the park.
 - Apply for funding from NYSDEC for example for purchase of trees and materials and for the tree inventory.
 - **Priority: High**
 - **Partner: WNY PRISM/ECSWD/Forestry**
- **(P: 10.0) Encourage and emphasize natural features and opportunities to connect with park ecology.**
 - Prioritize protection and enhancement of sensitive ecological areas;
 - Propose appropriate additional native plantings throughout the park;
 - Prioritize plantings for bird and butterfly habitats;
 - Designate potential native plant gardens to promote educational and interpretive elements while increasing habitats for insect/bird habitats;
 - The County should encourage the development of outdoor classrooms through partnerships with local schools. Outdoor classrooms can be living laboratories for local children to immerse themselves in nature and our local ecosystem.
 - **Priority: High**
 - **Partner: NYSDEC/Cornell Cooperative Extension/ECSWD/In-House**
- **(P: 11.0) Management and monitoring of invasive species is imperative to the health of the park.**
 - Address and remove threatening invasive species.
 - **Priority: High**
 - **Partner: WNY Prism/ECSWD**
- **(P: 7.0) Continue to improve the health of Como Lake because of continued accumulation of debris and silt.** The lake is an important cultural/environmental landmark in Lancaster and the community strongly supports the on-going efforts to see the lake revitalized.
 - **Priority: Medium**
 - **Partner: Grants/Other Resources**
- **Maintain and enhance natural wooded buffers along perimeter;** This will offer more protection for the natural open space as more and more houses are built around the park. (2003 Master Plan)
 - **Priority: Medium**
 - **Partner: In-House**
- **(A: 13.0) Preserve and enhance the environmental character of the islands at Como.**
 - Create low-mow/meadow areas where appropriate;
 - Define trail surface on islands;
 - Repair and improve character of the pedestrian bridges;
 - Remove invasive species from shoreline areas.
 - **Priority: Medium**
 - **Partner: NYSDEC/ECSWD**
- **(A: 14.0) Enhance views of the creek;** currently there are few, if any, spots to see the Creek from any of the picnic groves. Remove invasive species and take down any trees in decay.
 - **Priority: Low**
 - **Partner: In-House/ECSWD**
- **(C: 15.0) Promote the expansion of the existing “Cayuga Creek Nature Trail” system,** to continue along the Creek bank in both directions, with important signage and connections to other park attractions and picnic groves.
 - Provide ADA access to scenic creek vista locations. (2003 Master Plan)
 - Better define trails along Cayuga Creek with enhancements including wayfinding signage, viewing areas, interpretive signage, and benches.
 - Provide distinct trailheads with updated map information and trail descriptions.
 - **Priority: Low**
 - **Partner: In-House/Consultant**



Como Lake

- **(P: 8.0) Establish an “Eco-Park” setting in the wooded and meadow areas at the far eastern, undeveloped section of the park,** would need significant partnership involvement; i.e. NYS DEC, Buffalo Niagara Waterkeeper, local agencies.
 - Provide a pedestrian bridge crossing over the Creek
 - Establish a unique system of nature trails to view an impressive naturalization area of meadows and young woodlands. This would provide a new recreational and educational opportunity to the residents in the area, and provide enhanced protected habitat for wildlife.
 - Parking would initially be shared with the Bowen Road Picnic Grove.
 - Future developments could include a small nature interpretive/educational facility with meeting room.
 - New native plantings could be introduced to strengthen perimeter buffers, improve creek shoreline conditions, and enhance wildlife habitat.
 - **Priority:** Low
 - **Partner:** NYSDEC/Buffalo Niagara Waterkeeper

- **(P: 5.0) Improve the health of Cayuga Creek. Work with NYSDEC, Buffalo Niagara Waterkeeper, and other local stakeholder groups.**
 - Focus projects should include stream bank stabilization and erosion control, habitat conservation and restoration, stormwater management, and contaminant reduction.
 - Continued improvements to the ecological status of the creek and naturalization of the surrounding wooded areas can contribute to educational nature programs and trail/water recreation.
 - **Priority:** Low
 - **Partner:** NYSDEC/Buffalo Niagara Waterkeeper



Existing conditions on one of the islands at Como



Significant erosion of the bank pictured here

COMO LAKE PARK: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
A	2.0	Establish “Natural Regeneration Areas” to reduce overall maintenance and provide wildlife habitat	Establish “Natural Regeneration Areas” identified on the Master Plan	High	1-2 Years	In-House
A	3.1	Establish “Low Mow Zones” to reduce overall maintenance and provide wildlife habitat	Establish “Low Mow Zones” identified on the Master Plan	High	1-2 Years	In-House
A	3.3	Establish “Low Mow Zones” to reduce overall maintenance and provide wildlife habitat	Provide necessary signage along the “Low Mow Zones” to inform the public the reasons behind the practice and also to identify the areas to park personnel.	High	1-2 Years	In-House
A	4.1	Increase tree health and tree canopy throughout the park. The overall age of the tree population at the Park is considered to be mature, with limited young trees to renew the resource over time. Develop a multi-pronged tree planting strategy including contracted work, in-house staff and volunteer group plantings	Prune and/or remove trees if determined to present an increased risk to park patrons and employees.	High	Ongoing	In-House, Forestry
A	5.0	Improve playground safety	Provide or replenish engineered fiber fall surfaces at playgrounds annually.	High	Ongoing	P.O.B.
C	3.1	Shelter #7 - Potential structural issues	Engage a consultant to review the structure and determine a course of action.	High	3-5 Years	\$17,500
C	3.10	Shelter #55 - Potential structural issues	Engage a consultant to review the structure and determine a course of action.	High	3-5 Years	\$17,500
C	3.9	Shelter #47 - Potential structural issues	Engage a consultant to review the structure and determine a course of action.	High	3-5 Years	\$20,000
C	4.0	Prevent further deterioration of WPA Era structure “Lancaster Place”. Repair slab foundation near women’s restroom.	Engage a consultant to review the structure and determine a course of action. Engage contractor to perform repairs	High	1-2 Years	\$33,000

KEY:

A: Action Item: Completed at low to no cost by Parks staff

P: Assistance or completion of project by potential partner/user group

C: Capital Project

POB: Parks Operating Budget



COMO LAKE PARK: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
C	6.1	Shelter #10 - Potential structural issues	Engage a consultant to review the structure and determine a course of action.	High	3-5 Years	\$15,000
C	6.2	Shelter #13 - Potential structural issues	Engage a consultant to review the structure and determine a course of action.	High	3-5 Years	\$7,500
C	9.1	Improve pedestrian safety on the Middle Bridge	Engage contractor to perform repairs to undermined bridge approach slab.	High	1-2 Years	\$25,000
P	1.0	Reconfigure the disc golf route to avoid environmentally sensitive areas.	Coordinate with Niagara Region Disc Golf regarding a new course layout. Accommodate alternative hole positions to reduce compaction / erosion from repetitive foot traffic.	High	1-2 Years	\$15,200
P	10.0	Prioritize protection and enhancement of sensitive ecological areas; Propose appropriate additional native plantings throughout the park;	Designate potential native pollinator plant gardens to promote educational and interpretive elements while increasing habitats for insect/bird habitats.	High	Ongoing	Partner
P	11.0	Management and monitoring of invasive species is imperative to the health of the park. Address and remove threatening invasive species.	Coordinate with WNY Prism, ECSWD, and others.	High	Ongoing	Partner
A	4.2	Increase tree health and tree canopy throughout the park. The overall age of the tree population at the Park is considered to be mature, with limited young trees to renew the resource over time. Develop a multi-pronged tree planting strategy including contracted work, in-house staff and volunteer group plantings	Develop an annual tree planting program.	Medium	Ongoing	P.O.B.
A	6.0	Establish Minor Gateways, welcome sign and rules, for the park at the following locations:	Coordination between Parks & Highways to develop and produce the sign panels	Medium	6-10 Years	In-House, Highway
A	6.1	Bowen Road	Coordination between Parks & Highways to develop and produce the sign panels	Medium	6-10 Years	In-House, Highway
A	6.2	Pardee Avenue	Coordination between Parks & Highways to develop and produce the sign panels	Medium	6-10 Years	In-House, Highway

COMO LAKE PARK: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
A	6.3	North Bridge	Coordination between Parks & Highways to develop and produce the sign panels	Medium	6-10 Years	In-House, Highway
A	7.0	Provide consistent wayfinding and directional signage within the park:	Coordination between Parks & Highways to develop and produce the directional sign panels, trail maps and trail markers.	Medium	3-5 Years	In-House
A	7.1	Cayuga Creek Nature Trail, maps and trail markers	Coordination between Parks & Highways to develop and produce the directional sign panels, trail maps and trail markers.	Medium	3-5 Years	In-House
A	7.2	Overall park maps showing drives, amenities and shelter locations	Coordination between Parks & Highways to develop and produce the directional sign panels and maps.	Medium	3-5 Years	In-House
A	10.0	Ensure that shelters, comfort stations and buildings are identifiable	Coordination between Parks and Highways to develop and produce the sign panels.	Medium	3-5 Years	In-House
A	13.0	Preserve and enhance the environmental character of the islands at Como. Create low-mow/meadow areas where appropriate; Define trail surface on islands;	Utilize parks staff to perform improvements and enhancements	Medium	3-5 Years	P.O.B.
C	3.0	Prevent further deterioration of the following WPA Era picnic shelters:	Engage contractor to perform repairs	Medium	3-5 Years	X
C	3.11	Shelter #57 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	3.12	Unnamed Shelter near garage - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	3.2	Shelter #8 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	3.3	Shelter #11 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	3.4	Shelter #20 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	3.5	Shelter #21 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	3.6	Shelter #22 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	3.7	Shelter #37 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000

KEY:

A: Action Item: Completed at low to no cost by Parks staff

P: Assistance or completion of project by potential partner/user group

C: Capital Project

POB: Parks Operating Budget



COMO LAKE PARK: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
C	3.8	Shelter #40 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	5.0	Prevent further deterioration on WPA Era Comfort Station "C". Replace roof.	Engage contractor to perform repairs	Medium	3-5 Years	\$32,000
C	6.0	Prevent further deterioration of the following picnic shelters:	Engage contractor to perform repairs	Medium	3-5 Years	X
C	6.3	Shelter #15 - Replace roof	Engage contractor to perform repairs	Medium	3-5 Years	\$10,000
C	6.4	Shelter #54 - Replace floor slab, potential structural issues	Engage a consultant to review the structure and determine a course of action.	Medium	3-5 Years	\$17,500
C	8.0	Improve pedestrian safety on the North Bridge	Engage a consultant to determine if existing railings can be modified to be brought into compliance, or if a new railing system is required.	Medium	3-5 Years	\$9,200
C	9.0	Improve pedestrian safety on the Middle Bridge	Engage a consultant to determine if existing railings can be modified to be brought into compliance, or if a new railing system is required.	Medium	3-5 Years	\$9,200
C	10.0	Improve pedestrian safety adjacent the Casino, replace areas of deteriorating concrete pavement.	Engage contractor to perform repairs	Medium	3-5 Years	\$5,250
P	3.0	Prevent further deterioration of WPA Era structure "Lancaster Place". Replace missing stones, reset loose stones, clean and repoint mortar.	Refer to partnership opportunity with PBN	Medium	3-5 Years	\$33,000
P	7.0	Continue to improve the health of Como Lake because of continued accumulation of debris and silt. The lake is an important cultural/environmental landmark in Lancaster and the community strongly supports the on-going efforts to see the lake revitalized.	Coordinate with local stakeholders and agencies for funding and resources	Medium	Ongoing	Partner
P	9.0	Enhance fishing access and opportunities along Cayuga Creek. This includes establishing strategically placed fishing platforms or stone areas, as well as paths to multiple areas of the Creek for access.	Coordinate with NYSDEC and other usergroups	Medium	3-5 Years	Partner In-House

COMO LAKE PARK: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
A	1.0	Consider park for eligibility on the National Register of Historic Places	Coordinate with the State Historic Preservation Officer assigned to Erie County to complete the required nomination forms and submit to a State review board.	Low	Ongoing	In-House
A	3.2	Establish “Low Mow Zones” to reduce overall maintenance and provide wildlife habitat	Begin an educational program, through the use of the County’s website, to the general public which provides information regarding the “Low Mow Zone” program	Low	3-5 Years	In-House
A	5.1	Continue to improve playground safety	Remove playground equipment that is not compliant with current regulations, with the exception of “legacy” pieces of equipment	Low	Ongoing	In-House
A	8.0	Reduce damage to turf areas and reduce erosion by providing a resilient surface, such as crushed stone or millings at each shelter location.	Utilize parks staff to perform repairs	Low	Ongoing	P.O.B.
A	9.0	Provide directional signage to the park at strategic locations:	Coordination between Parks & Highways to develop and produce the sign panels, and coordinate with the road jurisdiction regarding placement of the signs.	Low	6-10 Years	In-House, Highway
A	9.1	Intersection of Lake Avenue and Como Park Boulevard	Coordination between Parks & Highways to develop and produce the sign panels, and coordinate with the road jurisdiction regarding placement of the signs.	Low	6-10 Years	In-House, Highway
A	9.2	Intersection of William Street and Lake Avenue	Coordination between Parks & Highways to develop and produce the sign panels, and coordinate with the road jurisdiction regarding placement of the signs.	Low	6-10 Years	In-House, Highway
A	9.3	Intersection of William Street and Bowen Road	Coordination between Parks & Highways to develop and produce the sign panels, and coordinate with the road jurisdiction regarding placement of the signs.	Low	6-10 Years	In-House, Highway

KEY:

A: Action Item: Completed at low to no cost by Parks staff

P: Assistance or completion of project by potential partner/user group

C: Capital Project

POB: Parks Operating Budget



COMO LAKE PARK: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
A	9.4	Intersection of Broadway and Bowen Road	Coordination between Parks & Highways to develop and produce the sign panels, and coordinate with the road jurisdiction regarding placement of the signs.	Low	6-10 Years	In-House, Highway
A	9.5	Intersection of Broadway and Lake Avenue	Coordination between Parks & Highways to develop and produce the sign panels, and coordinate with the road jurisdiction regarding placement of the signs.	Low	6-10 Years	In-House, Highway
A	11.0	Improve park circulation through consolidation of roadways and path system; Consider a new round-about feature to better “organize” the park roadways where the southern access drive meets the internal road network.	Coordination between Parks and DPW	Low	6-10 Years	In-House
A	12.0	Remove old backstop in large mowed area adjacent to the sled hill. This can be a potential area for soccer, lacrosse, or other activities, etc.	Utilize parks staff to perform repairs	Low	6-10 Years	In-House
A	14.0	Enhance views of the creek; currently there are few, if any, spots to see the Creek from any of the picnic groves. Remove invasive species and take down any trees in decay.	Utilize parks staff to perform improvements and enhancements	Low	3-5 Years	P.O.B.
C	1.0	Establish Enhanced Gateways for the park at the following locations:	Engage a consultant to develop sign types including copy, structure and landscape typology for each location.	Low	6-10 Years	X
C	1.1	William Street	Engage a consultant to develop sign types including copy, structure and landscape typology for each location.	Low	6-10 Years	\$17,800
C	1.2	Como Park Boulevard	Engage a consultant to develop sign types including copy, structure and landscape typology for each location.	Low	6-10 Years	\$17,800
C	2.0	Provide interpretive signage in the park:	Coordinate with historical society to develop copy and obtain images for the interpretive content.	Low	Ongoing	In-House
C	2.1	The lighthouse and dam	Engage a consultant to develop high resolution graphics and produce sign panels, installation In-House	Low	6-10 Years	\$3,500

COMO LAKE PARK: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
C	2.2	Flora/fauna on the Bowen Grove portion of the park	Engage a consultant to develop high resolution graphics and produce sign panels, installation In-House	Low	6-10 Years	\$3,500
C	2.3	History of WPA structures	Engage a consultant to develop high resolution graphics and produce sign panels, installation In-House	Low	6-10 Years	\$3,500
C	7.0	Improve pedestrian safety on the pedestrian bridge near Shelter #23.	Replace bridge in its entirety	Low	6-10 Years	\$17,500
C	11.0	Enhance pedestrian/vehicular safety along Quincy Ave. Remove a portion of pavement between the drive and parking lot (approximately 420-feet by 20-feet) and construct a planted berm or rain garden, including evergreens, native trees and shrubs.	Engage consultant to design improvements and engage contractor to construct improvements	Low	6-10 Years	\$85,000
C	12.0	Restore/reconstruct former structure at the west tip of the islands (currently has wood deck cover) as park pavilion or bandshell, etc.	Engage consultant to design improvements and engage contractor to construct improvements	Low	6-10 Years	\$20,000
C	14.0	Explore the potential for transforming one of the basketball courts into a 'multi-purpose court'.	Engage consultant to design improvements and engage contractor to construct improvements	Low	6-10 Years	\$10,000
C	15.0	Promote the expansion of the existing "Cayuga Creek Nature Trail" system, to continue along the Creek bank in both directions, with important signage and connections to other park attractions and picnic groves.	Engage consultant to design improvements and engage contractor to construct improvements	Low	6-10 Years	\$10,000
P	2.0	Prevent further deterioration of the following WPA Era picnic shelters:	Refer to partnership opportunity with PBN	Low	6-10 Years	\$
P	2.1	Shelter #11 - Replace missing stones, reset loose stones, clean and repoint mortar.	Refer to partnership opportunity with PBN	Low	6-10 Years	\$15,000

KEY:

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Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
P	2.2	Shelter #20 - Replace missing stones, reset loose stones, clean and repoint mortar.	Refer to partnership opportunity with PBN	Low	6-10 Years	\$20,000
P	2.3	Unnamed Shelter near garage - Replace missing stones, reset loose stones, clean and repoint mortar.	Refer to partnership opportunity with PBN	Low	6-10 Years	\$16,000
P	4.0	Prevent further deterioration on WPA Era Comfort Station "C". Reset loose stones, clean and repoint mortar.	Refer to partnership opportunity with PBN	Low	6-10 Years	\$32,000
P	5.0	Improve the ecological status of Cayuga Creek through stream bank stabilization, erosion control, habitat conservation and restoration and storm water management	Coordinate and partner with Buffalo Niagara Waterkeeper and NYSDEC to develop projects similar to the Living Shoreline project in Ellicott Creek Park	Low	Ongoing	\$75,000
P	6.0	Park has many areas of existing open space which could be used for additional recreational sporting activities.	Coordinate with Visit Buffalo Niagara to promote and improve recreational opportunities at Como Lake Park.	Low	6-10 Years	Partner
P	8.0	Establish an "Eco-Park" setting in the wooded and meadow areas at the far eastern, undeveloped section of the park	Significant partnership involvement; i.e. NYS DEC, Buffalo Niagara Waterkeeper, local agencies.	Low	6-10 Years	\$100,000



SCHEMATIC PLAN

COMO LAKE PARK - CASINO PARKING LOT

ERIE COUNTY PARKS MASTER PLAN UPDATE

