

## LAKEVIEW POCKET PRESERVE

### DESCRIPTION

Lakeview Pocket Preserve is an approximately 9 acre wooded parcel off of Lakeshore Road on the shoreline of Lake Erie. The undeveloped parcel sits upon a bluff with a beautiful view overlooking the lake. There are a variety of trees on-site dating to more than 100 years of age, and a series of wetlands which provide habitat for a variety of species according to the Western New York Land Conservancy. Private residences reside on either side of the parcel. Notably, on the eastern side of the property is a new wedding/retreat venue called Suncliff on the Lake.

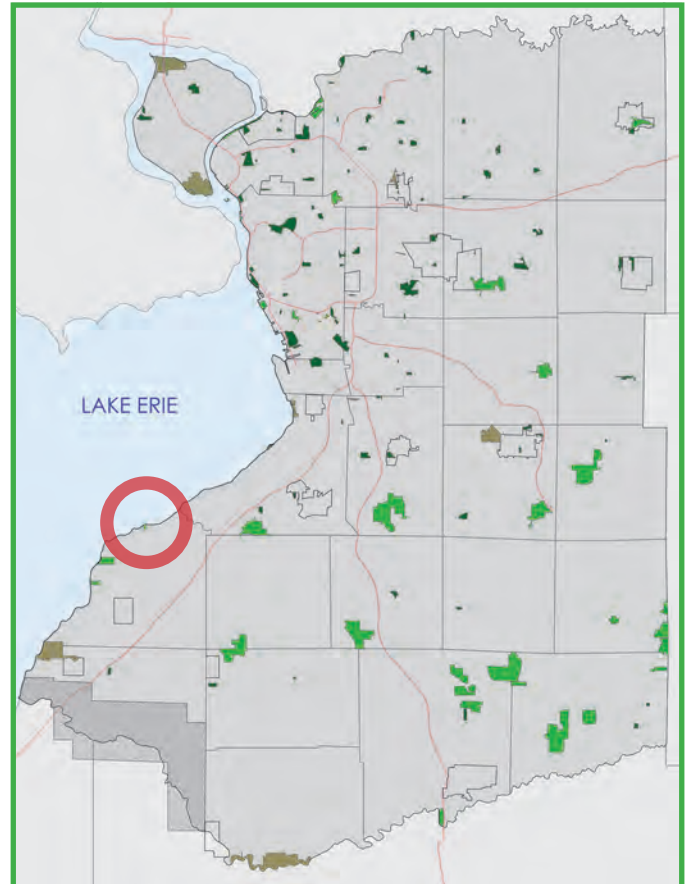
The Pocket Preserve in the near future will have a direct connection to the Shoreline Trail on Lakeshore Road. The Shoreline Trail will connect users with Wendt Beach to the south and Graycliff Estate to the north.

### LOCAL CONTEXT

Nearby County Parks include Bennett Beach and Wendt Beach.

### CURRENT ISSUES AND PROBLEMS

- Property is underdeveloped and currently does not have access or any formal trails
- Much of the site is overrun with invasive species
- Safety along the bluff would be an issue in terms of allowing the public in this area
- Abandoned building foundation located near Lakeshore Road



Park Location Map: Lakeview Pocket Preserve is located in the Town of Evans off of Lakeshore Road



Aerial view of the north side of the property which features a large bluff overlooking the Lake (Photo credit: Bing Maps)

### PARK SPECIFIC PRIORITIES

- **Monitor and remove invasive species from site** to prevent spreading of unwanted plants, and to preserve the unique native species found on-site.
- **Prioritize the preservation of the natural habitat;** especially rare tree/plant species, wetland areas, and habitats of wildlife.
- **Create a 'natural habitat park' for passive recreational purposes.** Design a trail through the property to take advantage of the unique natural features and the bluff over Lake Erie. Tie new trail into Shoreline Trail System.

## 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

- **(A: 1.0) Improve the tree health of the pocket preserve.**
  - Remove dead, dying or diseased trees.
  - Routinely monitor the tree population for indications of pest infestations.
    - Priority: High
    - Partner: In-House/Forestry
- **(C: 1.0-1.4) To take advantage of the property's distinct natural setting and location on Lake Erie, it would be advantageous to create a 'natural habitat park' for passive recreational purposes.**
  - Design and construct a single trail from Lakeshore Road, with minimal to no damage to existing trees/habitats, to the bluff overlook on the shoreline. Tie potential trail into Shoreline Trail along Lakeshore Road.
  - A portion of the trail may have to be an elevated boardwalk to prevent damage to any wetland areas.
  - Design and construct small pull-off area for parking with minimal disturbance to the sensitive environment.
  - Design and construct small overlook at end of trail near shoreline to capitalize on fantastic panoramic views out over Lake Erie. Railings along the bluff would be critical to make this happen because of the danger of a potential steep fall from the bluff.
- **(P: 2.0) Prioritize the preservation of the natural habitat; especially rare tree/plant species, wetland areas, and habitats of wildlife.**
  - Preserve the native plants on-site to ensure the ability to collect seeds and possibly re-use on the property.
    - Priority: High
    - Partner: In-House/WNY Prism/NYSDEC
- **(P: 3.0) Monitor and remove invasive species from site to prevent spreading of unwanted plants, and to preserve the unique native species found on-site.**
  - Priority: High
  - Partner: WNY Prism
- **(P: 1.0) Possibly partner/coordinate with Suncliff on the Lake group as a possible funding source.** As an adjacent property, a possible boardwalk through the woods and other scenic features could be an additional asset and tool for the venue to promote wedding photos and other amenities.
  - Groundskeepers for the venue could also be a possible resource to provide maintenance assistance.
    - Priority: Medium
    - Partner: Suncliff on the Lake

Aerial of the Lakeview Pocket Preserve property - outlined in red  
(Photo credit: Google Maps)



## LAKEVIEW POCKET PRESERVE: ACTION ITEMS

Project Type	Project #	Recommendation	Implementation Strategies	Priority	Term	Estimated Cost
A	1.0	Increase tree health and tree canopy of the Pocket Preserve.	Prune and/or remove trees if determined to present an increased risk to park patrons and employees.	High	Ongoing	In-House, P.O.B., Forestry
C	1.0	Create a 'natural habitat park' for passive recreational purposes;	Design and construct a single trail from Lakeshore Road, with minimal to no damage to existing trees/habitats, to the bluff overlook on the shoreline.	High	3-5 Years	\$100,000
C	1.1	Create a 'natural habitat park' for passive recreational purposes;	Design and construct small pull-off area for parking with minimal disturbance to the wooded property.	High	3-5 Years	\$15,000
P	2.0	Prioritize the preservation of the natural habitat; especially rare tree/plant species, wetland areas, and habitats of wildlife.	Coordinate and partner with NYSDEC, WNY Prism, etc.	High	Ongoing	Partner
P	3.0	Monitor and remove invasive species from site to prevent spreading of unwanted plants, and to preserve the unique native species found on-site.	Coordinate and partner with NYSDEC, WNY Prism, etc.	High	Ongoing	Partner
C	1.2	Create a 'natural habitat park' for passive recreational purposes;	Design and construct small overlook at end of trail near shoreline to capitalize on fantastic panoramic views out over Lake Erie.	Low	3-5 Years	\$12,500
C	1.3	Create a 'natural habitat park' for passive recreational purposes;	Partner with stakeholders to create interpretive signage areas along trail, educating users about the history of the site, unique tree/plant species, wetland characteristics, etc.	Low	3-5 Years	\$10,000
C	1.4	Create a 'natural habitat park' for passive recreational purposes;	Typical park signage should be installed on Lakeshore Road. Coordination between Parks and Highways to develop and produce the sign panels	Low	3-5 Years	In-House
P	1.0	Partner/coordinate with Suncliff on the Lake group as a possible funding source. As an adjacent property, a possible boardwalk through the woods and other scenic features would be advantageous	Work with Suncliff on the Lake group for partnership opportunities and maintenance assistance	Medium	3-5 Years	In-House

**KEY:**

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

C: Capital Project

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

POB: Parks Operating Budget