

Overview...

- Held between March and July
- Total of 66 responses (62 last reported prior to July community event)
- Good spread of responses across the Town (see map)
- 92% homeowners
- Less than half retirees (or close to retirement), remainder could be categorized as young/established families - good for future planning perspective.
- Summary document includes questions asked, word cloud of key terms used, open ended responses provided, and charts

Key Takeaways...

1. Residents overwhelmingly want to preserve Kendall's rural, agricultural, and small-town character.
2. Farmland and open space conservation are among the community's highest priorities.
3. Housing affordability and housing choice, especially for young families and seniors, are major concerns.
4. Infrastructure improvements, particularly water, sewer, drainage, roads, and emergency services, remain essential community needs.
5. Residents support modest, locally scaled growth, especially small businesses and family-supporting development, while strongly opposing growth that would undermine Kendall's rural identity.

Deeper Dive...

1. Residents strongly value Kendall's rural, small-town character

The most common words and themes residents associated with Kendall were:

- Community (38%)
- Quiet (38%)
- Rural character (37%)
- Schools (28%)
- Farms/agriculture (26%)

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- Small-town atmosphere (23%)
- Lake Ontario/waterfront (20%)
- Safety and friendliness were also recurring themes.

A dominant message throughout the open-ended responses was: **people want Kendall to remain rural, safe, agricultural, and less developed than neighboring suburban communities.** Many respondents specifically mentioned avoiding suburban-style sprawl and preserving farmland.

2. Preserving farmland and open space is a top priority

Residents overwhelmingly support agriculture because it:

- Maintains local character (87.5%)
- Provides local food (87.5%)
- Preserves open space (81.3%)
- Delivers economic benefits (65.6%)

In addition:

- Conserving open and working lands received an average rating of **4.58 out of 5**
- Nearly **69% gave the highest possible priority rating (5/5).**

This is one of the clearest findings in the survey and should likely be a cornerstone of the Comprehensive Plan.

3. Residents are divided on growth, but support "balanced" growth

A common tension appeared throughout the survey:

Many residents want:

- Little change
- Protection of rural character
- Preservation of farmland
- Limits on major development

At the same time, many residents recognize the need for:

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- More housing
- More small businesses
- Population growth
- Better infrastructure
- Attracting young families and retaining school enrollment

The planning takeaway is not "growth vs. no growth." Rather it is:

Small-scale, locally compatible growth that supports the community without changing its character.

4. Housing is one of the biggest issues residents identified

Housing emerged as one of the most frequently cited local issues.

Key concerns:

- Lack of housing options (44%)
- Aging housing stock (42%)
- Code enforcement concerns (26%)
- Vacant homes (18%)

Most requested housing types:

- Starter homes (56%)
- Affordable housing (30%)
- Senior/downsizing housing (30%)
- In-law/accessory dwelling units (24%)

Many respondents expressed concern that:

- Young families cannot find homes
 - Seniors have nowhere to downsize
 - Housing shortages contribute to declining school enrollment and population loss.
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5. Infrastructure remains a major community concern

Repeated infrastructure themes included:

- Public water expansion
- Sewer service expansion
- Drainage and flooding issues
- Road conditions
- Natural gas access
- Broadband/telecommunications improvements

Top public resource priorities:

1. Local roads (57%)
2. Emergency medical support/access (56%)
3. Drainage (40%)
4. Parks and recreation (35%)

Water availability was one of the most frequently mentioned concerns in written comments.

6. Flooding and drainage are significant concerns

Flooding emerged repeatedly throughout the survey.

For local creeks:

- 63% selected flood/drainage mitigation as the top priority.

Residents frequently mentioned:

- Flooding from creeks and culverts
- Agricultural drainage runoff
- Culvert maintenance
- Property flooding and water management issues.

This appears to be one of the strongest infrastructure-related concerns.

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7. Renewable energy and solar development are controversial

This is one of the most polarized topics in the survey.

Many respondents specifically cited:

- Solar farms
- Wind projects
- Loss of farmland to energy development

Open-ended responses frequently referenced:

- "Limit solar"
- "No solar farms"
- Preservation of agricultural land first.

However, survey responses also show nuance:

- 27% said focus on energy efficiency first
- 26% were okay with larger projects if properly sited
- 29% preferred renewable energy only on the property where it is used.

The overall sentiment suggests support for renewable energy only when compatible with farmland preservation and community character.

8. Residents want more small businesses, not major commercial growth

For non-residential growth:

- Small businesses were the most supported category (24%)
- Restaurants were the second most common request (18%)
- Healthcare services, community facilities, and trails were also mentioned.

At the same time:

- 18% explicitly said no growth was desired.

Residents generally favored:

- Local businesses
- Restaurants

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- Farmers markets
- Service-based businesses

and generally did **not** call for large-scale commercial or industrial development.

9. The waterfront is viewed as an important asset

Top waterfront priorities:

1. Shoreline stabilization (56%)
2. Environmental protection (45%)
3. Public access (36%)
4. Maintain current housing density/scale (36%)

Many comments focused on:

- Protecting shoreline areas
 - Preserving the residential character of lakefront neighborhoods
 - Maintaining water quality
 - Improving access while avoiding overdevelopment.
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10. Population decline and attracting families are recurring concerns

Several responses expressed concern about:

- Declining population
- School enrollment declines
- Retaining young people
- Lack of housing options for families
- Lack of jobs and business activity.

Many respondents connected these issues together:

More housing + infrastructure + small business growth = attracting and retaining families.