NEW YORK STATE

Department of State
Planning, Development
& Community Infrastructure

CONSOLIDATED FUNDING APPLICATION 2025-2026

ENVIRONMENTAL PROTECTION FUND SMART GROWTH COMMUNITY PLANNING PROGRAM

RFA #25-OPDSG-11

MAY 14, 2025

PROGRAM OVERVIEW

The Smart Growth Program offers municipalities the opportunity to plan for their community by addressing all aspects of smart growth.

01 Preparing a Smart Growth Comprehensive Plan

02 Preparing a Smart Growth Zoning Code

03 Preparing a Smart Growth Area Plan

04 Preparing Zoning Regulations that Implement a Smart Growth Area Plan

SMART GROWTH COMMUNITY PLANNING & ZONING PROGRAM ACTIVITIES

Comprehensive Plan

- ✓ Reflects a community's vision and goals
- ✓ Addresses a wide range of planning issues
- ✓ Provides legal basis for zoning regulations
- ✓ Guides local decision making

Zoning Code

- ✓ Developed by the community with input from the public
- ✓ Organizes and regulates how land is used
- ✓ Is consistent with and helps implement an adopted comprehensive plan

Area Plan

- ✓ Consistent with an adopted comprehensive plan
- ✓ Supplements a Comprehensive Plan in a specific area (e.g., downtown)
- ✓ Can be followed with updates to a zoning code

ALL PLANS MUST ADDRESS SMART GROWTH PRINCIPLES

WHAT SMART GROWTH ISN'T

- Single use
- Automobile-centric
- Difficult to walk or bike
- Dominated by pavement
- Lack of greenspace
- Lack of character

WHAT IS SMART GROWTH?

Smart Growth promotes livable, sustainable, and equitable communities.

WHAT IS SMART GROWTH?

1. Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.
2. Enable a diverse mix of housing types that provide for opportunity and choice for all.
3. Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods, and downtowns including areas around public transit.
4. Provide well-planned, equitable, and accessible public spaces.
5. Encourage compact neighborhood design and concentrated development around existing infrastructure.
6. Preserve open space, agricultural resources, and natural resources.
7. Prioritize transportation options such as walking, cycling, and public transportation.
8. Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
9. Build on unique traits to create an attractive and welcoming community with a strong sense of place.
10. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

SMART GROWTH IS RELEVANT EVERYWHERE

ELIGIBLE APPLICANTS

- Towns, counties, villages, and cities
- Counties on behalf of an eligible municipality
- Regional planning entities on behalf of an eligible municipality
- Eligible not-for-profit organizations
- Towns, villages and cities with a county, non-profit, or regional planning board jointly

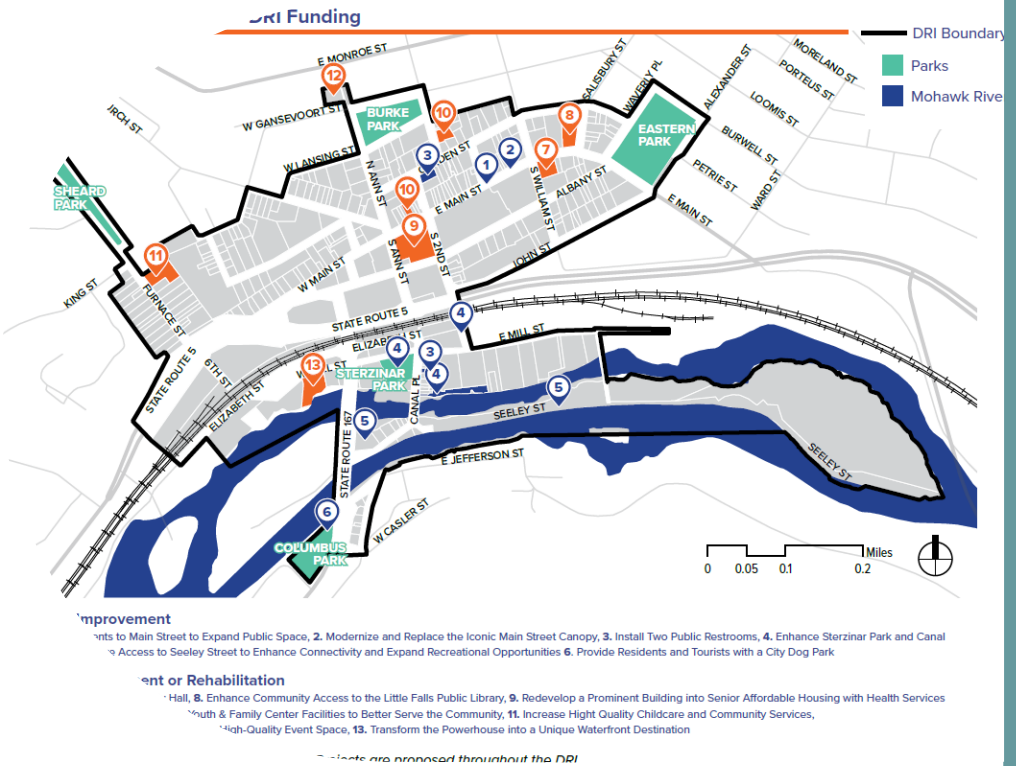
ELIGIBLE PROJECT TYPES

1. New or updated Comprehensive Plans for a town, village, or city
2. New or updated Comprehensive Plans for an entire county
3. New or updated Zoning Regulations for a town, village, or city
4. A zoning amendment which implements an adopted Area Plan or Comprehensive Plan
5. New or updated Area Plans for part of a town, village, or city

COMPREHENSIVE PLANS

AREA PLANNING

1. In-depth analysis of a specific area
2. Community creates its vision for the area's future
3. Current conditions are analyzed
4. Framework for future growth and investment is created



ZONING ORDINANCES

Building

FORM

Relationship to right of way

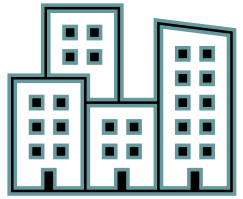
FRONTAGE

Development standards

STANDARDS

Permitted Uses

USE



Number of Units

DENSITY

BUILT ENVIRONMENT

ACTIVITY

REIMBURSABLE ACTIVITIES

- Preparing the Plan and/or zoning ordinance
- Holding and facilitating community forums and public outreach
- Coordinating with other governmental entities
- SEQR and environmental review
- Project management

AWARD LIMITATIONS

- There is a minimum State assistance request of $75,000
- There is no maximum award value
- Required to submit a clear and justified budget
- Award may not exceed 90% of the total eligible cost of the project.
- Applicant must provide the remaining 10%.

Eligible costs:

- Personal Services – including direct salaries, wages, and fringe benefits of grantee employees for activities related to project work (project management and grant administration).
- Non-Personal Services –including consultant/contractual services for direct project related costs, project management, and limited grant administration; project related supplies and materials; necessary travel; and other goods and services required to complete the project.

Ineligible Costs:

- Indirect or overhead costs
- Salaries and other expenses of elected officials
- Costs incurred outside of the contract term
- Costs that are not adequately justified or that do not directly support the project

EVALUATION CRITERIA

- Demonstration of Need and Indicators of Economic Distress (up to 12 points)
- Demonstration of Smart Growth Commitment (up to 4 points)
- Public Engagement and Commitment (up to 14 points)
- Integration of Smart Growth Principles (up to 36 points)
- Scope of Work (up to 18 points)
- Time Frame/Readiness (up to 6 points)
- Local Capacity (up to 6 points)
- Evaluation of Budget and Cost (up to 24 points)

REQUEST FOR APPLICATIONS (RFA# 25-OPDSG-11)

https://dos.ny.gov/funding-bid-opportunities

Questions must be submitted in writing to:

Email: opd@dos.ny.gov with subject line “25-OPDSG-11 RFA Questions”
or
New York State Department of State
Office of Planning and Development
99 Washington Avenue, Suite 1010
Albany, New York 12231

Responses will be posted at https://dos.ny.gov/funding-bid-opportunities

To apply or access related CFA materials:
http://regionalcouncils.ny.gov