

## William W. Tuyn, CGP

### Vice President of Development and Diversification

#### Professional Profile

With extensive experience in the environmental and land development fields, Mr. Tuyn has over thirty-three years of experience in the design and management of land development projects and environmental analyses. As Vice President of Development and Diversification for Forbes Homes, Inc., Mr. Tuyn oversees all company development operations, including land acquisition, conceptualization of new projects, overseeing the design, permitting and approval of projects, diversifying the firm's building products, and opening up new geographic markets for the company. He is an avid proponent of Traditional Neighborhood Development (TND) and New Urbanist design principles, who has spent significant time abroad observing and comparing development patterns. Over the course of his career he has represented a wide range of clients who value his extensive experience on a wide variety of projects in diverse locations and conditions. He is a trusted advisor to clients, industry leaders, attorneys and communities alike, many of whom he represents before Planning Boards, Town Boards, Zoning Board of Appeals, Municipal Review Committees, etc. His public speaking skills and experience have made him a sought after lecturer, panelist and advisor on a wide array of subjects such as environmental permitting, development constraints, smart growth, land-use planning, etc.



**Total Years of Experience:**  
33+

Named as Buffalo's 2015 Ambassador of the Year for his work securing, and chairing, the 22<sup>nd</sup> Annual Congress for the New Urbanism, Mr. Tuyn is well known around the country as an industry expert who in 2014 was appointed by Governor Andrew Cuomo as the building industry's representative on the New York State Fire Prevention and Building Codes Council.

Mr. Tuyn has a long and continuing history of collaboration with political and business leaders on how to improve the quality of life of their communities and their built environments. He has worked with numerous local communities and community-based organizations, including the City of Buffalo, the City of Niagara Falls, the City of Lockport; and the Villages of Akron, Blasdell, Eden, Geneseo, Williamsville and Youngstown, to name but a few.

As a land-use consultant he has been responsible for aspects of the development process for both conventional and traditional design, including: marketing; development of proposals for engineering, environmental and planning services, contract negotiation, overall layout and planning of projects, staff development, supervision of design personnel, preparation of environmental reports including direct preparation and/or supervision of Environmental Assessment Forms, Environmental Impact Statements (Generic, Draft, Final and Supplemental); presentation of projects before municipal boards, regulatory

agencies and public hearings, environmental permitting, construction permitting, coordination between clients, regulatory agencies, municipalities, subconsultants, etc.; account management, etc.

Mr. Tuyn is a former faculty member at the prestigious Collège du Léman, in Versoix, Switzerland, and is the holder of a Certification in Urban Retail: Essential Planning, Design, and Management Practices from Harvard University's Graduate School of Design. Mr. Tuyn is also an accomplished skier, who is former instructor at both the Kissing Bridge Ski Resort in Western New York, and Crans-Montana in Valais, Switzerland. Mr. Tuyn is an inventor and United States Patent holder.

### **Work History**

Forbes Homes, Inc., 2014 – Present

Vice President of Development and Diversification

Community Design and Development, 2014 - Present

President

Greenman-Pedersen Inc. (GPI), 2004 -2014

Vice President/Director of Town Planning

Pratt and Huth Associates (P&H), 1983-2014

Senior Project Manager

Town of Amherst Highway Department, Highway Engineering, 1981-1983

Designer (part time)

Collège du Léman (Versoix, Switzerland), 1980-1981

Faculty

Ecole du Roche, Crans Montana (Valais, Switzerland), 1981

Prof du Ski

Kissing Bridge, 1980-1996

Ski Instructor

### **Government Boards/Committees**

State of New York

NYS Fire Prevention and Building Codes Councilmember (2014-2018 Term, Gubernatorial Nomination/NYS Senate Confirmed Appointment)

Village of Williamsville

Zoning Board of Appeals (current member)

Traffic and Safety Committee (current advisor/ex officio member)

Mill Restoration Committee (former member)

### **Professional Affiliations**

National Association of Home Builders (NAHB) – 2013-2014, 2017-2018 National Vice President/National Area Chair (Area 2, NY/NJ), 2011, 2012 New York State Representative; Executive Board Member;

Member: Board of Directors; Member: Land Development Committee and Land Use Policy

Subcommittee to the Land Development Committee, Construction Codes and Building Standards

Subcommittee, Legal Action Committee, NGBS Certified Green Professional

New York State Builders Association (NYSBA) – 2015-2016 President, Executive Board Member; Member:

Board of Directors, and Developer's Council

Buffalo-Niagara Builders Association (BNBA) - 2009 President, Executive Committee Member; Member: Board of Directors; Coalition for Community Building (Past Chair), Industry Taskforce (Past Chair).  
Congress for the New Urbanism (CNU) – Local Host Committee Co-chair: CNU22 Buffalo-Niagara;  
Member: Subcommittee on Network and Place, 2009 Transportation Summit; Member, Mixed Use Finance Reform Initiative  
CNU New York – Member, Board of Directors  
Vision Long Island – Member: Board of Directors  
Partners for a Livable Western New York – Vice Chairman of the Board, Founding Member, Member: Board of Directors  
Sansur Renewable Energy, Inc. – Member, Board of Advisors  
American Society of Civil Engineers (ASCE)  
Niagara Frontier Land Surveyors - Education Committee (Past Chair)  
New York State Wetlands Forum  
City of Buffalo - Urban Design Working Group for the City of Buffalo Green Code (by invitation of the City's Office of Strategic Planning)

#### **Awards**

Visit Buffalo Niagara (Buffalo Niagara Convention and Visitor's Bureau):  
2015 Buffalo Ambassador of the Year  
New York State Builders Association:  
2011 Three-Legged Stool Award (for Local/State/National Distinguished Service)  
Buffalo Niagara Builders Association:  
2011 President's Award  
2010 President's Award  
2010 Distinguished Service as President  
2005 Distinguished Service Award  
2002 Associate of the Year

#### **Project Examples / Experience**

**NYS Route 347, Long Island, NY** As the GPI Director of Town Planning, Mr. Tuyn assisted the Babylon Branch office with the design of the NYS Rte. 347 corridor, a project that was the recipient of one of the 2010 Smart Growth Awards presented by Vision Long Island. Important design elements include the transformation of a high volume vehicular corridor into a modified boulevard that can accommodate place making by incorporating narrower lane widths, enhancing sidewalks for pedestrians and bicyclists through a continuous shared use path, shorter street crossing distances and longer crosswalk times, new medians, and an effort to improve transit options along the corridor. By allowing the geometry of the road to vary along the length of the corridor, the new roadway will be able to accommodate the retrofitting of existing suburban development patterns through the development of new town centers at various points along the corridor.

**Village of Williamsville, New York** Mr. Tuyn is the Planner of Record for the Village of Williamsville. Tasks include consultation services including planning, streetscape and park design, complete streets design for Main Street (NYS Rte. 5) "Picture Main Street" program, update and revision of the Village Code to a Form Based Code system, plan review, etc.

**Town of Babylon, New York** Mr. Tuyn is one of the principal staff assigned to a Consulting Services Contract with the Town of Babylon for Engineering and Planning services. Tasks include planning, engineering and document review of development applications submitted to the Town, and supplemental engineering and planning services for the municipality to be initiated on an as needed basis.

**Longleaf Plantations of Wakulla, Tallahassee, Florida (TND).** Mr. Tuyn is the principal designer and Town Planner of a traditional Neighborhood Development in Wakulla County, Florida. The initial concept and presentations necessary to secure a commitment to the project by the owner, and to secure community approval, were made by Mr. Tuyn. The project involves a challenging and sophisticated project that needed to comply with a complex sustainable development code that incorporates significant environmental protections to preserve the integrity of Wakulla Springs, a crystal clear, freshwater spring that flows through one of the world's largest underground cave systems and is principal water supply for the population of northern Florida. The "green" design project combines landscape and engineering features to protect groundwater resources, and creates a development pattern centered about a new Town Center with a mixed-use core dominated by ground floor retail, upper level office and residential, hidden parking lots, parks and trails, community athletic facilities, a multi-modal transportation hub, all surrounded by mixed-use neighborhoods, located within walking distance of the Town Center.

**Mont Luzerne, Town of Lake Luzerne, NY (TND).** Mr. Tuyn is the Project Director of a 2,700+/- acre Traditional Neighborhood Development located outside of Glens Falls, between the scenic and historic communities of Saratoga Springs and Lake George, New York. GPI is assisting in the design of a site master plan being completed by the renowned firm Torti Gallas and Partners of Silver Springs Maryland. GPI is also responsible for conducting an environmental review and engineering design of final plan which creates a series of hamlets, interconnected by rural roads through the forests of the Luzerne Range of the Adirondack Mountains.

**Stahley Greens, Town of Clarence, NY (TND).** Mr. Tuyn is the design team leader and Project Director of a 176+/- acre Traditional Neighborhood Development in the historic hamlet of Swormville, New York. All public presentations for this project are led by Mr. Tuyn. Located on the border between the Towns of Amherst and Clarence, Swormville lies approximately 14 miles northeast of the City of Buffalo. The project is designed as an extension of the existing hamlet and will add over 400 new residences to the community as well as new shops, restaurants and offices, adding vibrancy and vitality to an aging neighborhood that's experiencing the pressure of suburban sprawl.

**Quaker Crossing Retail Center, Town of Orchard Park, NY.** Mr. Tuyn was a principal designer and Senior Project Manager for a 700,000-ft<sup>2</sup>± commercial retail center, located on Milestrip Road, between the I-90 and route 219, in the Town of Orchard Park. Designed in three separate sections, project elements included site planning, surveying and engineering of on and offsite improvements including the design of a new 5-lane highway off of Milestrip Road (Amelia Drive); lane improvements & signalization on Milestrip Road; design of site utilities and infrastructure (Sanitary sewers, waterlines [domestic and fire supply]; storm water detention basins; storm sewers, parking for 2500± cars; site grading, and landscaping; site lighting; sedimentation and erosion control; maintenance and protection of traffic; coordination with utility companies for supply of natural gas, electricity, telephone and cable television; crossing of major fiber optic and petroleum transmission lines; coordination with design team members (geotechnical consultant, architects, environmental consultants, attorneys, tenants, etc.). Consultant provided services also included project presentation and approvals processing with regulatory agencies and municipality, and participation in

construction administration record plan survey preparation. All public presentations for the project were made by Mr. Tuyn. Major tenants include: Target and Kohl's Department Stores, Marshall's, Premier Wine and Liquors, Borders Books, Ashley Furniture, Pet Smart, Regal Cinemas, Kelsey's Grill, Montana's Cookhouse, Red Robin Restaurant, and First Niagara Bank.

**Spaulding Green, Clarence, NY.** Mr. Tuyn is the principal designer and presenter of a 410+/- acre mixed-use residential development in a second ring suburb of Buffalo. Conceptual designs evaluated conventional mixed use and Traditional Neighborhood Design alternatives. The final plan has taken the form of an Open Space Conservation development that blends the built and natural environments in a form that promotes active living.

**Pleasant Meadows, Lancaster, NY.** Mr. Tuyn was a principal designer, presenter and Senior Project Manager for a 270+/- acre development that is currently under construction. Conceptual designs evaluated conventional mixed use and Traditional Neighborhood Design alternatives, and the project will continue to be reevaluated and evolve as it develops.

**Mission Hills , Hamburg, NY.** Mr. Tuyn is the principal designer of a 97+/- acre, mixed use residential development. Both conventional and TND alternatives were evaluated as conceptual alternatives.

**Renaissance Village, Town of Cheektowaga, NY (TND).** Mr. Tuyn is the principal designer, Town Planner and Project Director for a challenging and sophisticated project that involves the rejuvenation of a 153+/- acre World War II residential neighborhood within a 1st ring suburb of the City of Buffalo. The concept is to revitalize an existing neighborhood currently experiencing economic decline and blight by redeveloping it as a new village. The plan adds density and value by creating a mixed use village center with office and residential uses located above ground floor retail and sidewalk shopping. Parkways adjoin public amenities including a greenway linkage traversing the site connecting a park and trail system to a central commons in the village center, with adjoining athletic fields adjacent to homes, to a neighborhood village green, ultimately joining with a community center and pool. The surrounding neighborhood is dominated by single family residences with garages on rear alleys that enhance the privacy of rear yards. Brownstones and townhomes are situated to provide a visual screen to the interior of the site as viewed from high volume streets at the perimeter. An existing church is proposed to be relocated to a place of reverence, where it serves as the terminating vista along one of the main streets of the new village, making this a place of distinction. In conjunction with the design, Mr. Tuyn conceived of a program to rehabilitate and repopulate existing vacant homes elsewhere in the community where existing subsidized residents would be allowed to move. Others who wish to remain in the new village would be allowed populate 10% of the new dwellings, spread throughout the site, indistinguishable from market rate homes. In this manner the existing enclave of poverty would be broken up, and the result will be a natural community where not only uses are mixed, but also the income levels of the residents.

#### **Expanded Environmental Assessments / Environmental Impact Statements (Abbreviated List)**

Newer Auto Parts, Town Holland (consultant to municipality)  
California Road Townhomes, Town of Orchard Park (consultant to municipality)  
Birdsong Subdivision, Town of Orchard Park, NY  
Quaker Crossing Retail Center, Town of Orchard Park, NY  
Windsor Park Apartments, Town of Amherst, NY  
Village Park Business Center, Town of Amherst, NY

Clarence Hollow Pollution Abatement Project / Spaulding Greens, Town of Clarence, NY  
Women and Children's Hospital of Buffalo Ambulatory Care Wing, City of Buffalo  
College Park Office Center, Town of Amherst, NY  
Sunrise Village Office Park, Town of Amherst, NY  
Maple/Ayer/Klein/Transit Development, Town of Amherst, NY  
Country Meadows Townhomes, Village of Hamburg, NY

**Speaking Engagements (Abbreviated List)**

Southern Tier West Regional Planning Board: SEQR  
Genesee Valley Finger Lakes Regional Planning Board: SEQR  
WNY Economic Development and Land Use Seminar: Smart Growth & SEQR  
Harter Secrest and Emery, LLP Land Use Law Seminars Buffalo & Rochester, NY: SEQR, EAF vs. EIS  
State University of New York at Buffalo School of Law: Land Use Design and Approval Process  
State University of New York at Buffalo School of Planning: Land Use Design and Approval Process; Land Use and Development Patterns; Smart Growth & New Urbanism, Form Based Codes  
State University of New York College at Buffalo: PFLWNY Smart Growth Tuesdays – Development Patterns  
Nichols School: PFLWNY Smart Growth Lecture Series – Development Patterns  
Buffalo Niagara Association of Realtors: Smart Growth and New Urbanism; Wetland Regulations  
Foundation for Teaching Economics: Wetland Regulations and Mitigation Strategies; Impact on Design  
Leon County Florida Planning and Engineering Departments: Smart Growth & Form Based Codes  
Jackson County Florida Chamber of Commerce First Friday Power Breakfast Speaker Series: Smart Growth, & Form Based Codes  
Law Seminars International, Inc. (White Plains, NY): Land Use in New York, Smart Growth & Form Based Codes  
Vision Long Island Smart Growth Summit(s): SEQR Reform, Mixed-Use Financing  
SMPS Breakfast Panel Series, Woodbury, NY (Moderator): Transit Oriented Development, Building Successful Downtowns  
Hamburg Chamber of Commerce: Smart Growth and New Urbanism  
Niagara County Industrial Development Agency: SEQR Reform  
New York State Commercial Association of Realtors: SEQR Reform, Wetland Reform, Smart Growth  
Tomkins-Cortland Builders and Remodelers Association: Smart Growth  
New York State Builders Association: Smart Growth  
Urban Land Institute (ULI), Washington, DC: Fiscal Challenges of Mixed-Use Financing  
20<sup>th</sup> Congress for the New Urbanism (CNU 20), West Palm Beach, FL: Revitalizing Rust Belt Cities  
Livable Communities Regional Forum, Batavia, NY: Smart Growth  
Town of West Seneca Community Development Forum: Smart Growth and Economic Opportunity  
Village of Williamsville: Moderator Smart Growth, Form Based Codes & Economic Development