

FORUM

Volume 22. Issue 11

The Monthly Newsletter of the BNBA

November 2015

A Message from our BNBA President, Chuck Rizzo

The first BNBA Builders Summit was held last Thursday, September 19 at the Protocol Restaurant. We had excellent speakers who were very informative and shared many great reasons to join the BNBA. NYSBA and NAHB.

Our NYSBA President, Bill Tuyn spoke of the many recent advocacy successes as well as upcoming challenges for NYSBA, NAHB and BNBA. Lew Dubuque, NYSBA Executive VP, spoke of initiatives, advocacy successes and challenges for NYSBA. Our NAHB Regional Representative, Anna Satterfield spoke to the advantages of membership and the many resources available to us at NAHB.

Membership and advocacy are the cornerstones of all three organizations. We will build membership in the coming year by getting our message out, not just

to builders and associates but to all businesses that can benefit from being a BNBA member.

Some of our goals are to add Urban Developers and Builders to our association, properly fund our Build Pac



and raise our local profile. Urban developers share common issues associated with the cost of building and development. Having a strong and active PAC will increase our influence.

Thanks to those that attended, you all made our Summit a great event. Please carry the message to others and help us build BNBA membership.

Special thanks to our sponsors, RMPG and Chicago Title, we appreciate their support.

Don't forget to make your reservations...

December 10 --- 4:00 p.m. General Membership Meeting

LA Hazard/Irr Supply - 5605 Harris Hill Road, Clarence, NY More details inside....see page 9

December 12 – 2016 Inauguration and Awards Dinner Orchard Park Country Club

4777 South Buffalo Street, Orchard Park, NY See details inside...see page 8

Happy Thanksgiving

From All of Us at the BNBA







The Monthly Newsletter of the BNBA

Published by:

Buffalo Niagara Builders' Association, Inc.

5434 Genesee Street, Suite 4, Lancaster, NY 140868 (716) 601-7257 Fax: (716) 601-7259

Please note new telephone numbers

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Mission Statement

The Buffalo Niagara Builders Association, a nonprofit organization, is the recognized voice of the building, development and associated industries.

The Association advocates choice in housing, economic growth and quality of life in our community.



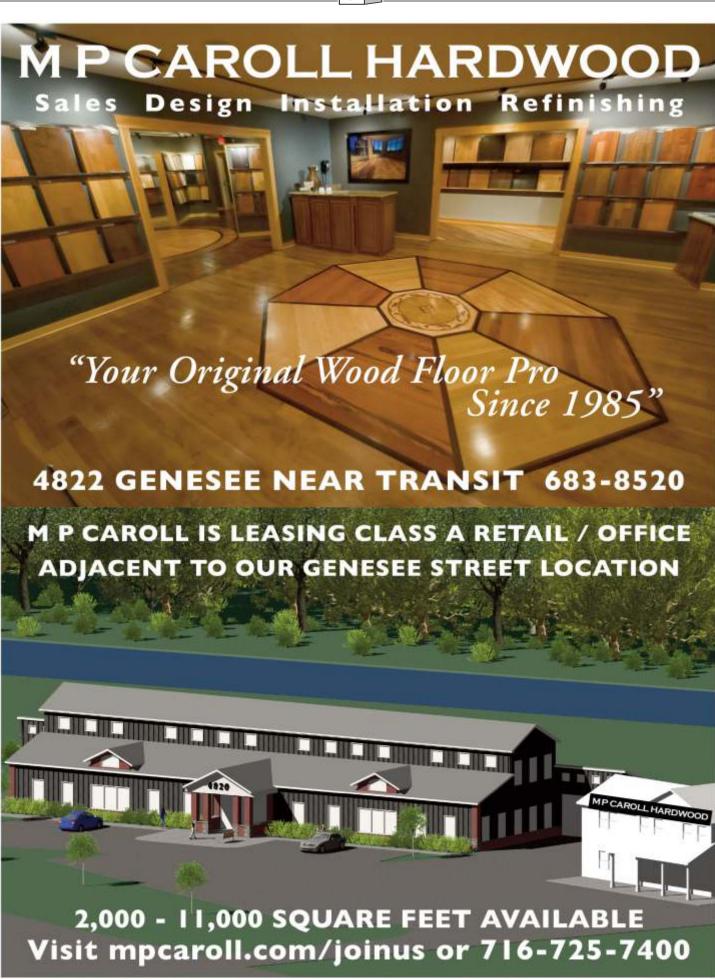
Mary Ellen Sinclair

The BNBA membership would like to extend our deepest sympathies to the Sinclair family and friends on the loss of Mary Ellen Sinclair, a longtime staff member of the BNBA and a cherished friend of many. Our thoughts and prayers are with you through this difficult time.

SINCLAIR - Mary Ellen (nee Seifert) October 25, 2015, beloved wife of the late Raymond E. Sinclair; loving mother of Peter J. (Heather), Kathy (Patrick) Lannen, Timothy G. (Gwen), Anne (Guy) Evans, Thomas M. (Judy) and John R. (Linda) Sinclair; survived by 14 grandchildren and four great-grandchildren; sister of Elizabeth T. Metzen and William and the late George Seifert, DDS.



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Registration is required to receive benefits.

Additional NAHB rebate for Chrysler and Chevrolet for qualifying contractors.

Learn more at westherr, Select.com or, CALL your Select Concierge (716) 202-3091.

Buffalo Niagara Builders Association 2015 December Calendar

DECEMBER Tuesday, December 1	Executive Finance Committee	4:00 p.m.	BNBA Office
Tuesday, December 10	Associate Membership Committee	3:00 p.m.	LA Hazard**
Tuesday, December 10	BNBA Board Meeting General Membership Meeting	4:00 p.m.	LA Hazard**

Please note: The above meeting dates, times and location are subject to change.

We will make every attempt to advise of any changes.

** LA Hazard/Irr Supply – 5606 Harris Hill Road, Clarence, NY 14031



The Three-Legged Stool and You

2015 has been a very busy year for the home building industry. All signs point to an improving housing economy, and anecdotally, everyone I talk to tells me things are very hectic right now (in a good way).

Recently, we learned that a federal appeals court in Ohio ordered a nationwide hold on the "Waters of the United States" rule. This action prevented the Environmental Protection Agency's final regulations that dramatically expand the definition of "waters of the United States" under the Clean Water Act.

NAHB brought action against the EPA arguing the rule leaves the identification of jurisdictional waters so vague and uncertain that builders cannot determine whether and when the most basic activities undertaken on their land will subject them to the Clean Water Act's permitting requirements. With its broad definitions and expanded reach, EPA's final rule is so extreme that it will actually regulate certain roadside ditches, isolated ponds and channels that may only flow after a heavy rainfall. This rule will needlessly raise housing costs and add more regulatory burdens to

industries already struggling in a recovering economic environment.

I know that this stay comes as a relief to many of our New York members.

Things have been very busy at NYSBA as well. After a legislative session, where we worked to get bills passed to offer tax credits for building to the National Green Building and Visitability standards, we were finally able to address the fire sprinkler mandate this summer.

As most of you know, after a long and drawn out four year process, the New York State Code Council voted down a proposed mandate to install fire sprinklers in all new one- and two-family homes and townhouses in New York State at their August 19th Code Council meeting in Albany.

This puts New York State in line with 47 other states in the U.S. who have decided against instituting a mandate that would added \$10,000 to \$20,000 to the cost of new home. This mandate would have created an insurmountable roadblock, preventing everyone in this state from participating in the American Dream.

We, of course, will continue to encourage all home buyers to install fire sprinklers in their new homes. That is why we worked so hard last year to get a law in place that requires home builders to present prospective home buyers with information on the benefits and costs of installing fire sprinklers in their new homes. This law makes us the biggest promoters of fire sprinklers in New York State. Something we are very proud of.

On top of this, NYSBA worked with our members to address a drastic rate hike that National Grid was attempting to implement. Capital Region members notified us on June 16th of a meeting they had with National Grid representatives where they were informed that the utility company was going to increase URD1 rates by 75% beginning on July 1st. Needless to say, members were outraged.

NYSBA has been working with our locals this spring to address concerns across the state that were developing between builders and the various utility companies. When this rate increase was brought up, we decided to focus immediately on it. Last month National Grid announced that they would stagger the increase over a three year period. From what I've heard back from our members, this is good news.

We are now working with our members to improve communications between the utility companies and builders/developers to help resolve issues before they become major problems.

These events emphasize the importance of the three tiers of our Association. NAHB has been fighting vigilantly in Washington on our behalf, but it needs our members to reach out to their Congress members to be able to do their job effectively.

Similarly, NYSBA would not have had the success that we have had on fire sprinklers or utility rates if it were not for the efforts of our membership.

Thank you for all of the work you are doing, and it was great to see many of you at the fantastic BNBA luncheon last week!



THE BUFFALO NEWS

Advertising Specials

for New & Renewal BNBA Memberships

1) BuffaloHomefinder.com





Purchase 1/8 pg
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2) The Buffalo News



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Membership Renewals

The BNBA would like to thank the following members for renewing their membership:

Amherst Alarm

Tim Creenan 716.632.4600

B & L Wholesale Supply

Brian Mack 716.853.2600

Capital Heat

Philip Blatner 716.683.7336

Chicago Title

Mark Lotterer 716.200.5874

Citizens Bank

Pam Bartell 716,465,7212

Citizens Bank

Ed Negron 716.630.2142

Dockside Village LLC

Anthony Cutaia 716.631.5309

Ferguson Electric

Jeff Lattimer 716.852.2010

K & D Development

Ken Zittel 716.583.0574

Kenmore Development

Louis Vaccaro 716.874.7700

Kitchen Advantage

Carl Binner Ray Binner 716.689.0805

Land's Home Remedies

James H. Land 716.257.5189

Marrano Marc-Equity

David DePaulo 716.675.1200

Pollard Windows

Gary Pollard 716.634.0037

Ryan Homes

Chad Rush 716.771.5130

Zamkro Development d/a Zamkro Homes

716,479,0684

Welcome to our New Members:

Quaker Millwork

Robert Raber 716.662.3388

MDT Landscaping

Michael Scull 716.863.6627

Morgan Homes

James Warren 716.523.5520



It Pays to Do Business with BNBA Members

Proud Member BNBA.org
Buffalo Niagara Builders' Association





Buffalo Niagara Builders Association, Inc. Invites you to attend the

2016

Presidential Inauguration

of

Dean Kroll Installation of Officers & Award Recognition

Saturday, December 12, 2015
The Orchard Park Country Club

4777 South Buffalo Street, Orchard Park, NY 14127

Cocktails - 6:30 pm Dinner - 7:15 pm Program - 8:00 pm

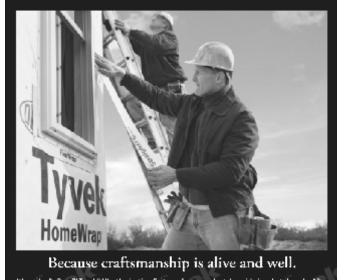
Music & Dancing After the Program

\$175 per couple

Reservations due by Monday, December 7, 2015
Please send payment to:

Buffalo Niagara Builders Association, Inc. 5434 Genesee St, Suite 4 | Lancaster, NY 14086 716.601.7257 barbara@bnba.org

Tables of 8, 10 and 12 Black Tie Optional



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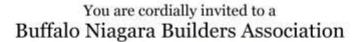
For more information, please contact: Andy Ryder (585) 704-0823

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Open BNBA Board Meeting & General Membership Meeting

Thursday, December 10, 2015

4:00 p.m.

at

LA Hazard: A Division of Irr Supply

5605 Harris Hill Road, Clarence, NY



~ Come Join Us ~

- Sit in on the Board of Directors Meeting 4:00 p.m.
- Enjoy snacks and beverages
- Network with friends and make new ones!
- See what's new at LA Hazard Irr Supply Centers

Make your reservation by calling the BNBA at 716.601.7257 – or send an e-mail to barbara@bnba.org. Please RSVP by Friday, December 4, 2015.

Buffalo Niagara Builders Association, Inc. 5434 Genesee Street, Suite 4 - Lancaster, NY 14086 Office 716.601.7257 ~ Fax 716.601.7259 www.bnba.org



SUMMARY BUILDING PERMITS

New Residential Single-Family Construction

	September 2014 YTD	September 2015 YTD
Amherst	64	82
Buffalo	61	33
Cheektowaga	8	10
Clarence	84	80
Grand Island	27	34
Hamburg	86	67
Lancaster	115	106
Orchard Park	46	49
West Seneca	35	29
TOTAL UNITS	526	490

^{*}estimated by Census Bureau



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