



December 2024 **Merry Christmas**

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# ANNUAL BNBA INAUGURATION

YOU ARE CORDIALLY INVITED TO THE 2025  
BNBA INAUGURATION HELD AT GINACARLO'S  
SICILIAN STEAKHOUSE-CENTO CLUB ROOM

February 6, 2025, 5:00pm to 7:00pm  
Cocktails and Hors d'oeuvres will be served  
\$60 for members, \$65 for non-members  
Sponsorships are available

## EXECUTIVE BOARD

PRESIDENT	PHIL NANULA-ESSEX HOMES OF WNY
VICE PRESIDENT	MARK LONGO-BLOCK, LONGO, LAMARCA & BRZEZINSKI, P.C.
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## BOARD OF DIRECTORS

BRIAN MACK	B & L WHOLESALE
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Register [HERE](#)

## NYSBA - Mike Fazio- Building Permits vs New Construction



\*Building permits are at an all time low with the cost of new construction of homes rising.  
\*Consumers and banks backing out of contracts of homes.  
\*Mortgage rates are rising and the homes are becoming unaffordable.

[Watch Video HERE](#)



## Podcast: The Future of Home Builders



It's Young Professionals Week (YP Week) in the NAHB Federation, a week where we focus on the valuable contributions from younger NAHB members. Housing Developments sat down with an NAHB YP recently to discuss how membership helps early in a career.



### Tools of the Trade Scholarship-DEADLINE DEC. 15TH

**Only 3 Scholarships left!!!** Offered from the New York State Builders Association Research and Education Foundation. It is called the "Tools of the Trade Scholarship". Below is the link to apply and some key details.

APPLY HERE [Tools of the Trade Scholarship \(nysbaref.com\)](https://nysbaref.com)

#### SCHOLARSHIP AMOUNT

For Fall 2024, there are **seven (7) \$500 scholarships** available for applicants who are new to the industry.

Note: Recipients may only be awarded the scholarship once.

### ELIGIBILITY REQUIREMENTS

- Age 18 or older
- U.S. Citizen and New York State resident
- High school graduate (or GED equivalent)
- Newly employed (less than one year) by a residential construction-related company
- Sponsored by a NYSBA member or HBA

### HOW TO APPLY

Complete the online application (below) and submit:

- HBA Nomination Form
- Sponsor Commitment Form
- **Three** letters of recommendation
- Proof of Employment

## December & January is OPEN

**\*\*Thirsty Thursday\*\***

### How it works

Sponsor(You)-Pick a month & a Thursday, its as easy as that. These are cash bar gatherings. No need to RSVP, just stop in!

**THIRSTY**  
**T H U R S D A Y**

Contact:

Jennifer@conexbuff.com or 716-874-3435x212



## Government Affairs Corner

### Local

- Town of Orchard Park-On hold with the proposed moratorium.
- Lancaster moratorium- There has not been significant progress on this moratorium. It is unknown whether this will be extended for another year once it expires in mid January of 2025. It has been requested that Mark Longo and or Jeff Palumbo be present at the next Government Affairs meeting in December. This meeting will be to discuss whether or not we should take legal action in the new year. The next step would be to include NYSBA Government Relations Randy Lee and NAHB Legal Representative Tom Wood for follow through and funding. We will reach out to the Supervisors Office and Town Engineers office to find out if there are more details on the progress are available.

○ Wheatfield-This moratorium was 6 months and will expire in February 2025 and was put in place due to concerns for drainage for single family residential homes. This will also be discussed in the December meeting.

### **State and National**

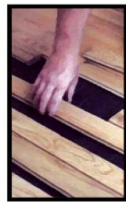
- The electric ruling in Albany is waiting on a decision, it has been said that it is on hold until December per National Fuel and Gas.
- On the Wetland issue Davey Tree Resources have been hired to do a study, nothing has been reported yet on the study.
- International Builder's Show will be February 25 – 27<sup>th</sup> in Las Vegas. Bill Tuyn is going to attend and encourages members to attend as well and make an effort to go to committee meetings. It is important to be part of what is going on in the building industry country wide.

### **New Business**

- NYSEG and National Fuel Meetings had a great turn out and very productive. There were a few concerns specific to projects and were resolved quickly as a result of the meetings. Communication with both utilities were important to keep open and work as a team.
- State election results were positive towards the Home Building Industry. Monica Wallace will not be continuing in her office. Patrick Chludzinski won along with Paul Bologna won for the NYS Assembly.

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Next meeting will be Monday, December 9th at 11:30am via zoom



**M P CAROLL  
HARDWOOD**

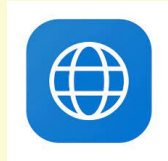
**National Lumber**

## **2025 Home Design Trends**

Top Home Design Trends you'll want to know before you build or buy your new home. Here is some some valuable insight on the direction of new home construction home design.



*STAY INFORMED*



*2024-2025 Event Schedule*

December-TBD-OPEN

Thirsty Thursday  
Sponsor-TBD  
Place-TBD  
5:00 to 7:00pm

February 6-Inauguration

Giancarlo's Sicilian Steakhouse  
5:00-7:00pm  
Beverages & Appetizers will be available

March 20, 2025

Golf at The Dome  
Place-The Dome, 8230 Wehrle Dr.  
5:30 Check in, Golf 6:00pm to 8:00pm  
Virtual Golf, Appetizers & Beverages

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**AWARD  
WINNING  
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STUDY VIDEO**

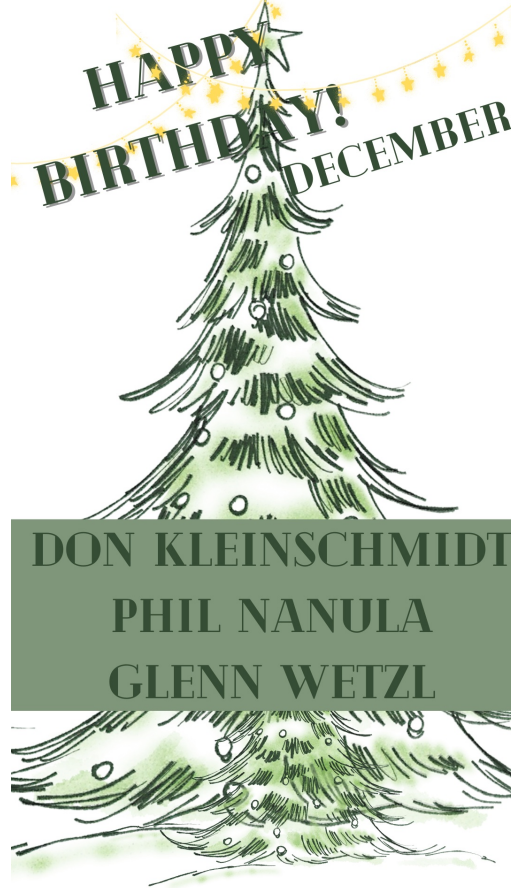
**VIDEO WINS AN AWARD: This video won Best Learning Video from the Brandon Hall Group. Bulletproof, a GLI Company paired with Elliott did an amazing job incorporating what the BNBA wanted to regarding Home building in this area.**



Dr. Elliot Eisenberg, PH.D, Expert Economist explains the importance of the home building industry in our area. The BNBA and the National Association of Home Builders have studied the Metro Buffalo area and Dr. Eisenberg reports on the results in the short video. [Impact Study Video](#). This is the recording of the interview with Elliot at the VIP Builder Presentation Event. This was through zoom from Florida.

Special THANK YOU to our sponsors:  
MP Caroll Hardwood, B & L Wholesale, 84 Lumber, B & D Concrete, Marrano Homes, Essex Homes of WNY, Forbes Capretto Homes, MJ Peterson/Tucker Homes, Natale Builders, Alliance Homes, and David Homes. Also, NAHB, NYSBA, and Bulletproof, a GLI Company.

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BIRTHDAY!  
DECEMBER



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PHIL NANULA  
GLENN WETZL

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[www.NYSBArebates.com](http://www.NYSBArebates.com)

## ***Building Permits for New Residential Single-Family Construction***

\*\*In lieu of non-current reports-click [Building Permit Database](#) to visit the website \*\*



As of 11/27 the below numbers have been reported.

September 2023 YTD

- Amherst 52
  - Buffalo 21
  - Cheektowaga 11
  - Clarence 30
  - Grand Island 19
  - Hamburg 50
  - Lancaster 34
  - Orchard Park 27
  - West Seneca 84
- Total Units 328**

September 2024 YTD

- Amherst 42
  - Buffalo 24
  - Cheektowaga 14
  - Clarence 45
  - Grand Island 62
  - Hamburg 48
  - Lancaster 31
  - Orchard Park 30
  - West Seneca 63
- Total Units 359**



# JOIN THE BNBA

3 IN 1 MEMBERSHIP  
BNBA-Local, NYSBA-State, NAHB-National

**2024 President  
Andrew Romanowski**

Officers

- Vice President-Mark Longo
- Treasure-Jeff Naab
- Secretary-Frankie Sardina
- Presidential Advisor-Phil Nanula
- Immediate Past Pres. -David Capretto

**BNBA**

- We Lobby for You
- Workers Comp
- West Herr
- Networking
- Sponsorships
- Annual Golf Outing

**NYSBA**

- 16 Local Affiliates
- Voice in Albany Founded 1951
- Stormwater Training
- Scholarship

**NAHB**

- 140,000 Members
- Discounts from:  
Geico, Sam's Club, UPS, GMC, Lowes Pro, AVIS,  
Budget, Farmer's Ins., much more!

**MEMBERSHIP LEVELS**

- Builder
- Institutional
- Associate
- Affiliate

CONTACT

716-874-3435  
2660 William St. Cheektowaga, NY 14227

**Membership Application**

**2024 Leadership**

President - Andrew Romanowski  
Vice President - Mark Longo  
Secretary - Frankie Sardina  
Treasurer - Jeff Naab  
Presidential Advisor - Phil Nanula  
Immediate Past President - David Capretto  
Executive Officer - Joseph Benedict

Members  
Save Millions

[nahb.org/savings](http://nahb.org/savings)

**NAHB.**

Any questions on this newsletter or more information on any topic, please reach out to Jennifer Dougherty at [jennifer@conexbuff.com](mailto:jennifer@conexbuff.com).

Buffalo Niagara Builders Association | 2660 William Street | Cheektowaga, NY 14227 US

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