



January 2025 **Happy New Year**

TABLE OF CONTENTS

Annual 2025 BNBA Leadership/Inauguration-February 6, 2025

In The News-Press Release

BNBA Members in the News

Government Affairs Corner

Welcome New Members

Looking for Thirsty Thursday Sponsors-April, May, June

Website and Newsletter Ads-NOW DUE

Trending- 2025 Home Design Trends

Schedule of Events

Single Family Building Permit Report

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.
TREASURER	JEFF NAAB-AMHERST ALARM
SECRETARY	FRANKIE SARDINA-PREMIUM MORTGAGE
PRES. ADVISOR	MARK LOTTERER-FIDELITY NATIONAL TITLE GROUP
IMMEDIATE PAST PRES.	ANDREW ROMANOWSKI-ALLIANCE HOMES

BOARD OF DIRECTORS

BRIAN MACK	B & L WHOLESALE
BILL TUYN	DAVID HOMES

Register [HERE](#)

PRESS RELEASE:

The Reality Behind the Fire Sprinkler Mandate

2025 BNBA President and President of Essex Homes of WNY, Phil Nanula released a statement regarding the Fire Sprinkler Mandate and asking for Gov. Hochul's help in stopping the the mandate.

Knowing the great increase in cost to mandate fire sprinklers in homes and taking away the choice of whether a home owner wants sprinklers installed in their home is something we need to act on now.

In the article below outlines the reasoning and gives a few reasonable solutions.

[Full Press Release](#)



BNBA MEMBERS IN THE NEWS



December 10th, in the Buffalo News an article was published in light of costs and home building. This includes the local Towns involvement, costs and what codes are delaying the building of homes.

Many towns weighed in and a few of our Builder Members, David Capretto owner of Forbes Capretto Homes and Past President; Phil Nanula, CEO of Essex Homes of WNY and incoming President; and Jim Marrano Executive Vice President of Operations of Marrano Homes and also Past President; and BNBA Executive officer, Joe Benedict spoke on this situation.

Builders blame towns for new home shortfall



Recently, Our member, past President and current Board member Jim Marrano who is the Executive Vice President of Operations of Marrano Homes and BNBA Executive Officer Joe Benedict did a short interview regarding the roadblocks home builders are facing.

The article is below.

Builders urge New York leaders to remove roadblocks to affordable housing

NEW MEMBERS-GLAD TO HAVE YOU PART OF OUR COMMUNITY

Annmarie Mermigas
Modern Craftsman Homes of WNY

Paul Bonito
Empire Custom Concrete llc



Now Booking For Spring - April, May, June

****Thirsty Thursday****

How it works

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



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



Government Affairs Corner

Local

- Town of Orchard Park-The possible Moratorium has been taken off the table.
- Lancaster moratorium- This moratorium has been extended until April 2025.
- Wheatfield- Moratorium expires February 2025.
- Town of Hamburg-There has been a moratorium being tossed around that includes multi family and commercial buildings. Nothing is in place currently.

State and National

- There is a NYSBA Board Meeting on Dec. 12th via zoom. Andy, Phil and Bill will be on the call.
- Code Council December meeting was postponed to January 16th, 2025.

New Business

- The Tariff for Erie County Water Authority has been emailed out to the Government Affairs Committee. It will go in effect 1/1/25. If you would like a copy I can email it to you. Jennifer@conexbuff.com
- Jen has reached out to Terry McCracken from the ECWA to set up a meeting regarding talk about industry relations, cost of housing issues, the challenges to building public water lines on private streets, etc. He did not respond, Jen will reach out again.
- Brenda Alesii, from BNAR and who has been part of the BNBA Government Affairs Committee is retiring. She does not have a replacement at this time.
- Phil has been asked to represent Essex Homes on the Dominic Cortese Show. The topics are sprinkler systems in homes and electrification.

Next meeting will be Monday, January 13th at 11:30am via zoom

If you would like to put in an ad or your business card in the BNBA website and/or the monthly Forum (this newsletter), now is the time.

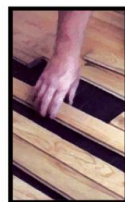
The ads will be put on the website and/or the newsletter starting January 1, 2024 and will expire December 31, 2024. If you have an ad or business card on the website or newsletter currently it will be taken down January 17 if you have not paid for another year.

Option 1--The website is \$300 includes all pages including the front page.

Option 2--The newsletter is \$780 which is emailed to all the members monthly, also gets posted on Facebook, Instagram, LinkedIn (new) and a link on the website.

Option 3—Both website and newsletter is \$1080.

Just **email** me what option you pick and attach the image you would like. **Payment must be paid before the ad is put on the website or newsletter.**



M P CARROLL HARDWOOD

National Lumber

2025 Home Design Trends

Top Home Design Trends you'll want to know before you build.

HOME DESIGN TRENDS 2025



STAY INFORMED



2025 Event Schedule

February 6-Inauguration
Giancarlo's Sicilian Steakhouse
5:00-7:00pm
Beverages & Appetizers will be available

March 20, 2025
Virtual Golf at The Dome
Place-The Dome, 8230 Wehrle Dr.
5:30 Check in, Golf 6:00pm to 8:00pm
Virtual Golf, Appetizers & Beverages

August TBD
Annual Golf Outing
Diamond Hawk Golf Club
Cheektowaga

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DESIGN

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**AWARD
WINNING
IMPACT
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.

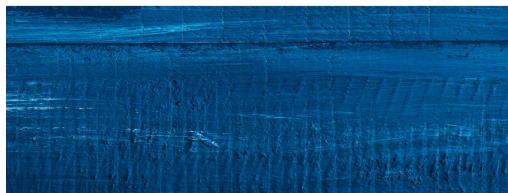


Dr. Elliot Eisenberg, PH.D, Expert Economist explains the importance of the home building industry in our area. The BNBA and the National Association of Home Builders have studied the Metro Buffalo area and Dr. Eisenberg reports on the results in the short video. [Impact Study Video](#). This is the 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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**15 BNBA BUILDER MEMBERS ARE NOW CLAIMING REBATES
DON'T BE LEFT OUT!**



**WANT TO START GETTING MONEY
FOR PRODUCTS YOU ALREADY USE?**



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 ****

October 2023 YTD

- Amherst 54
 - Buffalo 24
 - Cheektowaga 12
 - Clarence 35
 - Grand Island 22
 - Hamburg 65
 - Lancaster 38
 - Orchard Park 32
 - West Seneca 89
- Total Units 371**

October 2024 YTD

- Amherst 48
 - Buffalo 27
 - Cheektowaga 15
 - Clarence 50
 - Grand Island 65
 - Hamburg 48
 - Lancaster 32
 - Orchard Park 36
 - West Seneca 74
- Total Units 395**



JOIN THE BNBA

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

**2025 President
Philip Nanula**

Officers

Vice President-Mark Longo
 Treasure-Jeff Naab
 Secretary-Frankie Sardina
 Presidential Advisor-Mark Lotterer
 Immediate Past Pres. -Andrew Romanowski

BNBA
 We Lobby for You
 Workers Comp
 West Herr
 Networking
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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

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

Members
Save Millions

nahb.org/savings



Any questions on this newsletter or more information on any topic, please reach out to Jennifer Dougherty at jennifer@conexbuff.com.

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

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