



February 2025 **Happy Valentine's Day**

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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

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Register [HERE](#)

Meeting with Senator Gallivan results in letter to the NYS Fire Prevention & Building Code Council

BNBA President Phil Nanula and Executive Officer Joe Benedict met with Senator Gallivan about the sprinkler mandate recently. In return, Senator Gallivan sent the below letter to the building code council. The sprinkler mandate is a huge cost to home builders which will roll down to home owners. Home owners will need to be informed and be able to make the right decision for their family.



[Letter from Senator Gallivan](#)

**BNBA President Phil Nanula showcased on Dec. 11th on the
The Home Improvement Show with Domenic Cortese**



The Home Improvement Show with Domenic Cortese



For full discussion starting with a gas ban update, outlining the shortage of transformers and how the grid is not sufficient to handle the electric that would be needed click the link below. In addition to the proposed gas ban, the sprinkler mandate was discussed in length including the cost, benefits and what the next step is including the Building Code Council involvement.

Gas Ban discussion starts at min 3:45 and the sprinkler mandate starts at 23:21.

[Click here to listen](#)

NEW MEMBERS-GLAD TO HAVE YOU PART OF OUR COMMUNITY

Bridget Campbell
[Five Star Bank](#)

Nicholas LoGrasso
[Five Star Bank](#)

Matthew Larusch
[Five Star Bank](#)



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Sure, we're dedicated to building communities – but we're also a part of them. Alongside you, we're committed to enriching the towns and cities we live in. Join us and become a member at nabh.org/join.



Now Booking For Spring - April, June, September

****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!

A graphic with the word "THIRSTY" in large, bold, green letters. Below it, the word "THURSDAY" is written in smaller, black, spaced-out letters. The background is white with a pattern of light green circles.

Contact:

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



Government Affairs Corner

Local

o Lancaster moratorium- This moratorium has been extended until March 31st. Communication between the Town of Lancaster and the BNBA has been steady. There has been a 3rd party involved in helping the restructure of the town. An idea that an attorney such as member Jeff Palumbo should be the one to email the Town Attorney to initiate the meeting and see where they are with the moratorium before the deadline in March.

o Wheatfield- Moratorium expires February 2025. Nothing has transpired so far with this deadline. They did have an update on a zoning code for the lot sizes to increase.

State and National

o A lot of attention has been given to the sprinkler mandate and the gas ban. Phil and Joe have met with Senator Gallivan regarding the sprinkle mandate. In return he wrote a letter to the NYS Fire Prevention and Building Code Council. Also, Phil has recently been on The Home Improvement show with Domenic Cortese again talking about both the sprinkler mandate and the gas ban. Several points were brought up from Domenic and the public with call in questions.

o As far as the gas ban, that has been pushed out to 2035 for new builds and it is in the process of existing developments being grandfathered in.

o Code Council vote was scheduled for 1/16 and has now been moved to 2/28. NYSBA Mike Fazio has been building a coalition for the sprinkler mandate.

o Recently the local realtors had a podcast outlining the sprinkler mandate. This will be communicated to the membership.

New Business

o Bill has been in touch with the Erie County Water Authority to change the codes on who is responsible for maintenance on public water sources that are installed near private roads. Bill will give an update once things have been decided or the next direction of the code

o It was questioned if the Niagara Region Construction Alliance is aware and taking any action on this water issue. Joe is going to reach out to someone that was involved in the Association previously. As well as Phil who also has a connection with someone previously involved.

o A representative from Congressman Kennedy's office reached out to Joe Benedict in light of any possible lumbar tariffs that may come our way. They are at 14% and with the new administration may go up to 25%, but this is on the Federal level and may not effect the state level.

Next meeting will be Monday, February 10th at 11:30am via zoom

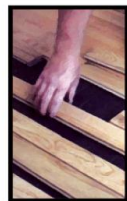


THE BUFFALO NEWS

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Amplified Digital is Buffalo's full service Digital Agency. As a Buffalo, NY, marketing agency, we pair our massive local online and print audience reach programs with Amplified's branding, presence development and robust, targeted digital marketing solutions to offer your clients data-driven and innovative digital marketing strategies that are aimed at achieving your business goals!



**M P CARROLL
HARDWOOD**

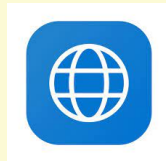
National Lumber

NAHB January 2025 Economy

NAHB economists provide an update on the latest macroeconomic data and conditions shaping the housing industry and provide forecasts for economic metrics for the rest of the year and beyond.



STAY INFORMED



2025 Event Schedule

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

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

May 1-Thirsty Thursday
Place-Santora's 7800 Transit Rd.
5:00-7:00pm
Sponsor-Metro Roberts Realty

July 10th-General Membership Mtg
Place-TBD
3:00-6:00pm
Sponsor-TBD

August 5
Annual Golf Outing
Diamond Hawk Golf Club
Cheektowaga



AWARD

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



WINNING IMPACT STUDY VIDEO

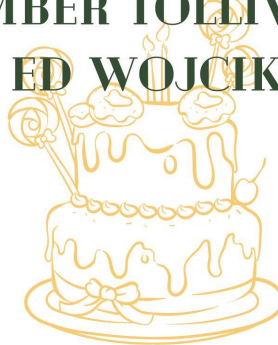
home building industry in our area. The BNBA and the National Association of Home Builders have studied the Metro Buffalo area and Dr. Eisenberg reports on the results in the short video. [Impact Study Video](#). This is the recording of the interview with Elliot at the VIP Builder Presentation Event. 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.

HAPPY
Birthday
February

DANIEL GREENE
ANTHONY LAPAGE
CRAIG MOORE
AMBER TOLLIVER
ED WOJCIK



**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 ****

November 2023 YTD

- Amherst 57
- Buffalo 26
- Cheektowaga 14
- Clarence 38
- Grand Island 29
- Hamburg 70
- Lancaster 41
- Orchard Park 33
- West Seneca 96

Total Units 404

November 2024 YTD

- Amherst 49
- Buffalo 29
- Cheektowaga 16
- Clarence 55
- Grand Island 70
- Hamburg 53
- Lancaster 33
- Orchard Park 44
- West Seneca 83

Total Units 432



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

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 Budget, Farmer's Ins., much more!

MEMBERSHIP LEVELS

Builder
 Institutional
 Associate
 Affiliate

CONTACT
 716-874-3435

2660 William St. Cheektowaga, NY 14227

Membership Application

2025 Leadership

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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