

March 2025 **Happy St. Patrick's Day**

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NAHB CEO Jim Tobin Speaks on Finances & Homebuilding

Schedule of Events

Single Family Building Permit Report

17 DAYS-COUNTDOWN!!

SWING INTO SPRING WITH INDOOR GOLF!

The Wehrle Dome
8230 Wehrle Dr, Williamsville

March 20, 2025

5:30-8:00pm

Contests, Food, and a Beverage included
Members and Non-Member Invited



Register [HERE](#)

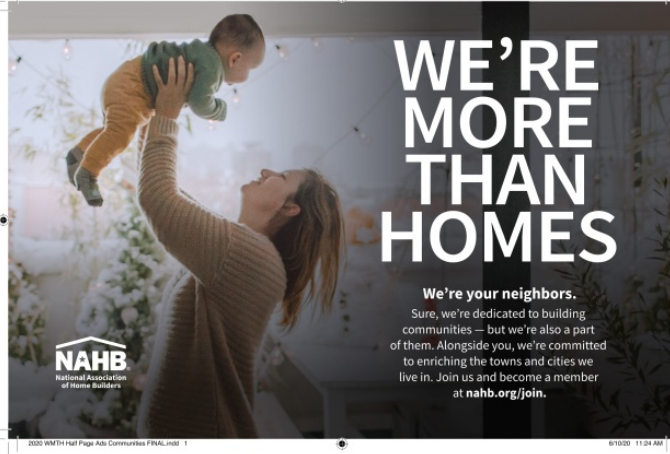
**Golfers/Networking RSVP by 3/12
Sponsors by 3/10**

2025 INUAGURATION



NEW MEMBER-GLAD TO HAVE YOU PART OF OUR
COMMUNITY

Ryan Schiller
MJ Peterson Real Estate



NY HEAT Act is Neither Affordable Nor Reliable SB4158, Senator Krueger

The New York Home Energy Affordable Transition Act (NY HEAT) is a legislative proposal that the NY Senate has approved for the past two years. The New York State Legislature will once again consider passage of the NY HEAT Act which would have significant and detrimental impacts to energy consumers in regions across the state, particularly Western, Central and Northern New York.

Regions like Western New York have longer winter seasons than downstate, and routinely experience extremely cold temperatures and severe winter weather events. While individuals and businesses in Western New York rely on natural gas to safely heat their homes, downstate residents and businesses must rely on significantly higher emission sources for heating such as oil.

It also should be noted that according to the New York Independent System Operator (NYISO), 91% of Upstate NY's electricity, in Zones A-E, is already generated from renewable energy sources. Additionally, carbon dioxide emissions are down by nearly 50 percent over the past 25 years of competitive electricity markets in NY. This is in large part thanks to lower-emitting natural gas compared to other energy sources like coal and oil.

Decommissioning the natural gas system Upstate will not resolve the higher emission levels experienced in downstate New York and will only result in negative health, public safety and economic consequences for residents and businesses who require a reliable energy source for heating and operations.

Affordability

NY HEAT Act proposal to cap energy bills at 6% household income:

- Based on the claim that 1 in 4 families statewide would save up to \$136/month on average:
 - A modest estimate puts that unfunded subsidy of energy bills at roughly \$3 billion annually; the delta of subsidizing by the remaining more than half of NY households could result in a \$800 annual increase in energy bills.

Other impacts:

- No provisions as to who will incur costs to convert to all-electric which some estimate at approximately \$20k-50k for the average NY home.
- While the Act proposes to assist customers with costs related to electrification, the extent of that assistance is not clear and customers are likely to be responsible for at least some of these costs.
- The Act fails to identify new discrete funding sources to support the proposed customer assistance.

NY HEAT Act proposal to repeal the 100-ft. Rule:

- When a new home or business applies for gas service, the first 100-ft is "subsidized" which reduces the upfront costs to build new housing and new businesses.
 - Repeal would not result in an immediate 1 for 1 funding offset (i.e., for a 6% cap) as the "subsidy" is included in utility rate base and recovered over a 60–80-year period.
 - New customers bring additional revenue which helps to cover the utility's other fixed capital and operating costs and reduces what is needed from existing customers to cover those same costs, thus avoiding or delaying rate increases on all customers.



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!

THIRSTY

T H U R S D A Y

Contact:

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



Government Affairs Corner

Local

- Lancaster moratorium- There is not any update on this. It is due to expire in April. Joe has reached out to Jeff Palumbo who was in contact with the Lancaster Town Attorney to see if there been any changes.
- Wheatfield- Moratorium expires February 2025. There is a meeting tonight to vote on larger lot sizes, other then that, there has not been any other updates on the moratorium.
- Orchard Park- There is a meeting being set up including Joe Benedict, Phil Nanula, Andy Romanowski, Jim Marrano, Ken Zollitsch, Bill Tuyn and David Capretto with the Orchard Park Town Supervisor Republican Nominee Joe Liberti in the middle of March.
- The Niagara County Builders Association is not as active as in the past, Phil is going to reach out to Kristen Savard and Gary Dimato to see if there is a contact to possibly merge their membership with ours.

State and National

- Mike Fazio, NSBA is working on the sprinkler mandate. There is a study out, but has not yet been passed to the members.
- ECWA-Would still like to meet regarding public water sources near private developments. Jen has reached out and Bill is going to reach out as well to try to set up meeting.

New Business

- 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
- 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.
- 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, March 10th at 11:30am via zoom

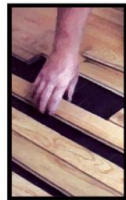
THE BUFFALO NEWS

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M P CARROLL HARDWOOD

National Lumber

NAHB CEO Jim Tobin joins Wealth host Brad Smith to discuss finance and homebuilding.

According to the National Association of Homebuilders (NAHB), homebuilder confidence fell to a five-month low in February as political uncertainty continued to pressure the housing market. NAHB CEO Jim Tobin joins characterizes current housing market conditions as "stuck," citing the Trump administration's policies creating market uncertainty combined with "stubbornly high mortgage rates." He adds, "The existing market continues to be locked up, and I think builders are starting to wonder how soon we're going to see this recovery we've been hoping about." Tobin emphasizes that addressing the current housing affordability crisis requires increasing supply through new home and apartment construction. However, he identifies the current regulatory environment, immigration policy, and potential tariffs as significant headwinds to achieving this goal.

He warns that "tariffs and immigration policy are really starting to squeeze every market in this country."

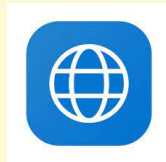
TARIFFS, MORTGAGE RATES WEIGH ON HOMEBUILDING



yahoo!finance



STAY INFORMED



2025 Event Schedule

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
WINNING**

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

IMPACT STUDY VIDEO

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 March

ANDY FUERSTINGER
NICHOLAS LOGRASSO
ROBERT SPERRAZZA



**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 ****

December 2023 YTD

- Amherst 63
- Buffalo 29
- Cheektowaga 16
- Clarence 45

December 2024 YTD

- Amherst 50
- Buffalo 31
- Cheektowaga 16
- Clarence 58

- Grand Island 37
 - Hamburg 72
 - Lancaster 40
 - Orchard Park 40
 - West Seneca 99
- Total Units 441**

- Grand Island 75
 - Hamburg 55
 - Lancaster 36
 - Orchard Park 49
 - West Seneca 85
- Total Units 455**



JOIN THE BNBA

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

**2025 President
Philip Nanula**

Officers

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

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

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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