

April 2025 **Happy Easter**

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Indoor Golf at the Dome- May 8th

Welcome New Members

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Single Family Building Permit Report

YOU'RE INVITED

***Golfers- Room for 8 more 4-somes-so don't wait to register*

SWING INTO SPRING WITH INDOOR GOLF!

The Wehrle Dome
8230 Wehrle Dr, Williamsville

May 8, 2025

5:30-8:00pm

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



COME GOLF **OR** COME TO NETWORK

**Register
Here**

**Golfers/Networking RSVP by 4/30
Sponsors by 4/25**

*NEW MEMBER-GLAD TO HAVE YOU PART OF OUR
COMMUNITY*

Joshua Watkins

NFP Property & Casualty Insurance

Michael Murak

Evans Bank



Now Booking For September and October

****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!



Contact:

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



Government Affairs Corner

Local

- Lancaster moratorium- This expires at the end of March. There is a public hearing April 7th to pass a few changes that were made. One change includes a single family lot having a larger lot size and in order to develop it needs to be near a sewer district. Another change is that the multi family and mixed use with retail development has now been separated. There is a new map that will be circulated to the Committee to show this. On March 31st this committee will have a zoom pre meeting to discuss points of interest regarding the changes that are being proposed to address at the public hearing.
- Wheatfield- This Moratorium has expired with just a few zoning changes including lot sizes which has increased.
- Orchard Park- There is a meeting on March 18th 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 to discuss the impact of delayed housing development procedures and the mention of a moratorium.

State and National

- NYSBA met with the DEC and discussed wetlands in urbanized areas. They are talking about general permits and the details of each.
- Lobby Day is March 18th. There will be review session on March 12th to discuss issues that can be addressed in Albany. BNBA Members Don Wilson and Daniel Wilson will be attending Lobby Day.
- Codes Council has met with about 70 people in attendance. Electrification and the sprinkler issues were main topics. Both of these has gone to public comment with Electrification dates and product allowed to use changing and sprinklers to be used in Town Homes and not required in a single family home.

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, April 14th at 11:30am via zoom

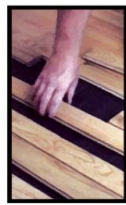
THE BUFFALO NEWS

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PARTNERSHIP
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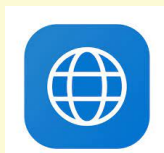
M P CARROLL HARDWOOD

National Lumber

International Builders Show Highlights!



STAY INFORMED



2025 Event Schedule

April 10-Thirsty Thursday
Place-Santora's 7800 Transit Rd.
5:00-7:00pm
Sponsor-Metro Roberts Realty

May 8-Indoor Golf
Place-The Dome, Wehrle Rd.
Williamsville
5:30-8:00pm

June 5-Thirsty Thursday
Place-TBD
5:00-7:00pm
Sponsor-Simply the Best Water & Mold
Restoration & Cleaning Services

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
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.

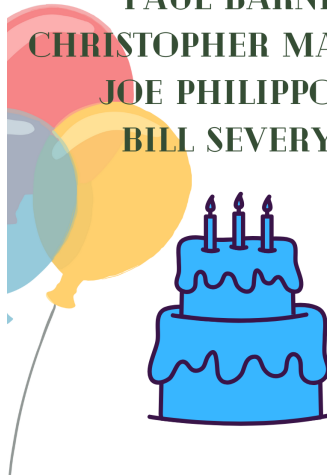


Dr. Elliot Eisenberg, PH.D, Expert Economist explains the importance of the home building industry in our area. The BNBA and the National Association of Home Builders have studied the Metro Buffalo area and Dr. Eisenberg reports on the results in the short video. [Impact Study Video](#). This is the 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 Carol 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
April**

**PAUL BARNES
CHRISTOPHER MARCOTT
JOE PHILIPPONE
BILL SEVERYN**



**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 ****

January 2024 YTD

- Amherst 3
- Buffalo 2
- Cheektowaga 1
- Clarence 2
- Grand Island 1
- Hamburg 3
- Lancaster 13
- Orchard Park 0
- West Seneca 5

Total Units 30

January 2025 YTD

- Amherst 2
- Buffalo 3
- Cheektowaga 0
- Clarence 1
- Grand Island 6
- Hamburg 4
- Lancaster 2
- Orchard Park 3
- West Seneca 1

Total Units 22



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
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



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

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