

June 2025

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General Membership Meeting

July 15th, 3:00-5:00pm
The Irishman, Williamsville

3:00 Start of meeting
3:30 Special Guest Speaker
Cash bar and Sponsored Appetizers following

Don't sit on the sidelines-Get Involved

Find out what is going on in YOUR Association. The BNBA has been very busy and productive regarding several issues in the home building industry.

There is no charge to come, but we do ask to rsvp for planning purposes. Don't worry, if you decide that day to attend, just stop by. It will be worth it.

RSVP

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

Your name could be here
Your company here



LET'S GOLF

August 5, 2025 Shotgun Start at 10am
Check in at 9am
Includes Golf, Lunch, and a Delicious Steak
Dinner

The time is HERE! 2025 Annual Golf Outing
where you golf, compete, show off your
skills and even have a little fun.

There are some contests- Longest drive,
closest to the pin and don't forget the 50/50.
You could win BIG!

Golfers rsvp-July 25th
Sponsors rsvp-July 11th



**Register
HERE**

Now Booking For 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

THIRSTY

T H U R S D A Y



Government Affairs Corner

Local

- Lancaster moratorium- This has been concluded. There were 2 changes. One regarding mixed family and mixed use. The zones were divided into 2 areas, multifamily and mixed use. Also there was a change that if you were in an agricultural zone, you could develop as a residential zone. This is not the case anymore. The 2 zones are now to be developed as separate zones.
- Orchard Park- Most of what is being discussed will happen around the new stadium. Making zones mostly mixed use. This is only in the discussion phase currently. There has been discussions with Hamburg as well regarding this. A 3rd party consult has been involved to look at the future of the area around the stadium in Orchard Park.

State and National

- NYSBA is looking into the wetland issue and the distances of what constitutes the area as a wetland. We will stay updated as the different laws may or may not be updated.

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



Empire Center for Public Policy Findings

Heat Act S4158

The link below is the full memo from the Empire Center for Public Policy that is sharing insights into these key aspects of the HEAT Act:

Transitioning residential heating from natural gas to electricity.

Introducing energy subsidies by capping household energy costs at 6% of income.

Restricting growth, downsizing, or dismantling of natural gas infrastructure.

[For more information:](#)



New at IBS 2026- February 17-19, Orlando, FL

Announcement of the The New American Home and The New American Remodel is back from taking a break in 2024.

Visit the newest designs, trends, innovation, and smart home technology at the International Builder's Show in 2026.

The New American Home was produced in conjunction with NAHB Leading Suppliers Council and Professional Builder Magazine.

The New American Remodel is the Official home of the NAHB IBS 2026 show.

[More on The New American Home & Remodel](#)



[NYSBA-New York State Builders Association](#)

If you would like to receive updates on Albany about Acts, rulings or laws, general information and/or the NYSBA News Brief from NYSBA: [NYSBA Emails](#)

Website-<https://www.nysba.com/member-benefits>

Once you are on the website you have access to Government relations, advocacy for our local area/state, member insurance, member rebates for several home building products.

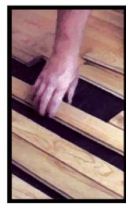
NAHB-National Association of Home Builders

Create an account for NAHB. [Register | NAHB](#)

Once you are on their site you have access to benefits, advocacy, communications, blogs, economic news, video updates, education, discounts, newsletters, Issues of Pro Builder & Pro Remodeler Magazines plus much more.

Sign up for NAHB Blog- <https://www.nahb.org/blog>

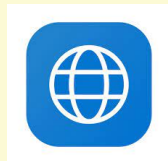
Sign up for additional newsletters like-Eye on Economy, Green Intersects eNews, Student Chapter Update, Weekly Education Update. [Subscriptions](#)



M P CARROLL HARDWOOD

National Lumber

STAY INFORMED



2025 Event Schedule

June 5-Thirsty Thursday

Place-Taylors Tap Room, Niagara Falls Blvd.

Time: 5:00-7:00pm

Sponsor-Simply the Best Water & Mold Restoration & Cleaning Services

July 15th-General Membership Mtg

Place-The Irishman, Williamsville

Time: 3:00-5:00pm

Sponsor-TBD

August 5 Annual Golf Outing

Place: Diamond Hawk Golf Club
Cheektowaga

Time: Shotgun start-10am

September TBD-Thirsty Thursday

Place-TBD

5:00-7:00pm

Sponsor-Phillips Lytle LLP



AWARD WINNING IMPACT STUDY VIDEO

VIDEO WINS AN AWARD: This video won Best Learning Video from the Brandon Hall Group. Bullettproof, 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 Bullettproof, a GLI Company.

Happy Birthday
June
Angela Hall
Daniel Jordan

**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 ****

March 2024 YTD

- Amherst 12
 - Buffalo 7
 - Cheektowaga 1
 - Clarence 7
 - Grand Island 13
 - Hamburg 14
 - Lancaster 20
 - Orchard Park 9
 - West Seneca 21
- Total Units 104**

March 2025 YTD

- Amherst 11
 - Buffalo 9
 - Cheektowaga 6
 - Clarence 19
 - Grand Island 17
 - Hamburg 13
 - Lancaster 4
 - Orchard Park 14
 - West Seneca 3
- Total Units 96**



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



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

NAHB.

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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