

August 2025

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## MEMBERSHIP MEETING A HUGE SUCCESS



**General Membership Meeting**

**NYSBA President Peter Florey**

After a short Board meeting, NYSBA President

Peter Florey reported on several important issues that are currently being fought collectively. Wetlands, sprinkle regulations for townhomes, pro-housing, gas ban, prevailing wage and 100ft rule for utilities. These are all areas that NYSBA are very aware of and are actively in Government communicating with the state representatives.

Thank you Peter for attending and thank you to all our members that took time to listen to these important topics that effect the home building industry.

Also, Thank you to Premium Mortgage for sponsoring the Appetizers.

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

Your Name Could be HERE

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## 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!

### THANK YOU FOR OUR SPONSORS!

Block, Longo, LaMarca & Brzezinski, P.C.  
Buffalo Niagara Assoc. of Realtors  
Kitchen Advantage of WNY  
Pella Windows & Doors  
Essex Homes of WNY



Hamburg Overhead Doors  
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Besroi Construction  
Big L Windows & Doors  
M P Carol Hardwood/National Lumber Co.  
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SRS Building Products  
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AprilAire  
Kitchen World Inc.  
Five Star Bank  
Churchill Architectural  
Alliance Homes  
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Simply the Best Cleaning and Restoration



## ***DO YOU KNOW SOMEONE THAT SHOULD BE A BNBA MEMBER?***



The BNBA in conjunction with NYSBA (New York State Builders Association) are scheduling a Membership Drive to occur over the next two months. This is a great opportunity to spread the word about the tireless work that the BNBA, NYSBA and HAHB do for our members. Not only is this a great way to network within the home building community, but a great reason to get involved in the everyday issues that face the industry. Wetlands, Sprinkler mandates, local Town and Village laws including moratoriums, and the biggest one is the Gas Ban, just to name a few.

The Membership drive will start August 1<sup>st</sup> and end September 30<sup>th</sup>. There will be a \$60 savings, \$30 from the BNBA and \$30 from NYSBA on the first-year membership dues.

**Eligibility:** Savings are offered to new members only, not renewals, and must join as a Builder, Associate or Institutional Member. Affiliate members will not be included in this drive, but we do encourage them to join. When you join as a NEW member, there will be a code to enter to get the amazing savings. Code-SAVE60 **Code-SAVE60**

**Membership Application - <https://form.jotform.com/82334039574156>**

Members, please reach out to companies you work with or for and let them know about this one-time offer! If you would like me to go through a list of your Trade partners, I can let you know who the current members are, or I can give you a current Member list. (Jennifer@conexbuff.com)

The BNBA strives to serve its members and is only as strong with the support of this collective effort.



# Now Booking For November

**\*\*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

- There is a meeting in the works with the Town of Amherst. Dates and time will be updated when final.

### State and National

- The Grandfather bill regarding gas lines was tabled. Also, the Heat Act is off the table for now. There may be changes once the session in the fall is back.

### New Business

- Code Council is meeting 7/25. There will be updates at the next meeting.

### Old Business

- Sprinkler regulation is not for single homes. This will be for town homes that are 2 or more units and are connected to public water.
- Wetlands are still confusing, as it is unclear how things are handled. There is a meeting with the DEC on July 23<sup>rd</sup> to discuss this.

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

## President Phil Nanula Speaks on Electrification



With the Gas Ban issue for Home Builders causing financial pressures and having electric as an unreliable source of energy, BNBA President Phil Nanula speaks on a few levels explaining the issue.

Phil will also be on the Domenic Cortese show this Saturday, 8/2 from 10am to 11am.

7/25 Tom Bauerle-The Electrification of New York State.

Time is 1:02:56 [Podcast-Listen Here](#)

7/31 A New Morning with Susan Rose and Brian Mazurowski-Gas Ban

Time is 1:52:31 [Listen Here](#)

## Useful Links

### ***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.

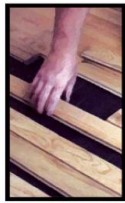
### ***NAHB-National Association of Home Builders***

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>

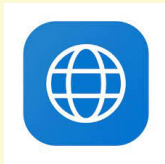
Sign up for additional newsletters like-Eye on Economy, Green Intersects eNews, Student Chapter Update, Weekly Education Update. [Subscriptions](#)



# M P CARROLL HARDWOOD

## National Lumber

### *STAY INFORMED*



### *2025 Event Schedule*

#### August 5th Annual Golf Outing

Place: Diamond Hawk Golf Club

Cheektowaga

Time: Shotgun start-10am

#### September 11-Thirsty Thursday

Place-JT's Urban Italian Restaurant

905 Delaware Ave.

5:00-7:00pm

Sponsor-Phillips Lytle LLP

#### October 9-Thirsty Thursday

Place-Brazen Brewing

5839 Genesee St.

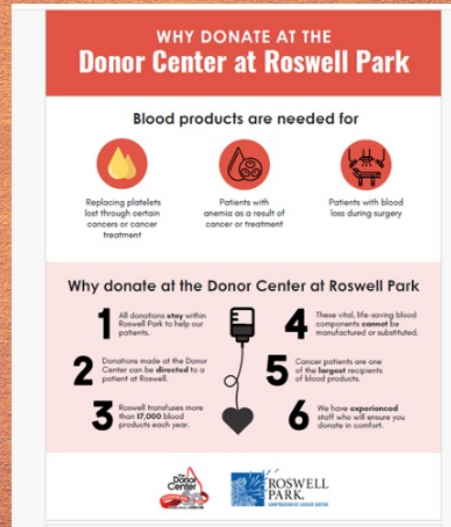
5:00-7:00pm

Sponsor-AprilAire



Before Bahman Baviford passed, he expressed his passion to give back in the gift of blood or platelet donation. There is a shortage in availability of blood and platelets, your donation could be life saving. All the donations do stay in house at Roswell Park Cancer Center. In honoring Bahman's request & in conjunction with Roswell Park Cancer Center please donate.

Donors can also call 716-845-8275.



Below are links to do this. Please think of donating either blood, platelets or a monetary donation in Bahman Baviford's memory. To ensure this drive is a success, please feel free to share this email with coworkers, sub-contractors, family and friends.

Donors can also call 716-845-8275.

\*Monetary Donation is tax deductible.

General Information [Click Here](#)

Schedule Blood/Platelets [Click Here](#)

Monetary Donation [Click Here](#)



## 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.

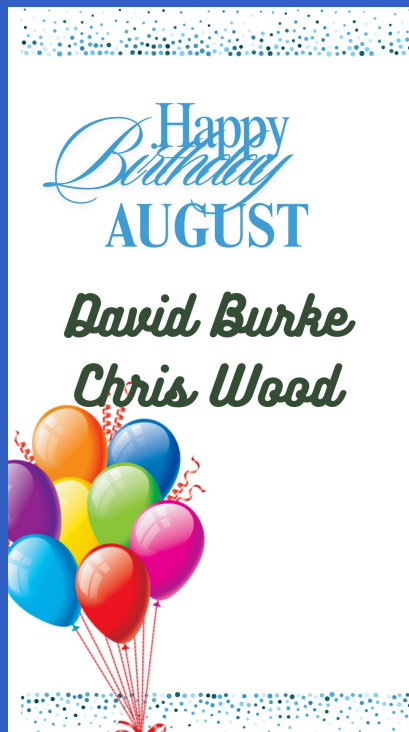


Dr. Elliot Eisenberg, PH.D, Expert Economist explains the importance of the home building industry in our area. The BNBA and the National Association of Home Builders have studied the Metro Buffalo area and Dr. Eisenberg reports on the results in the short video. [Impact Study Video](#). This is the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





**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](http://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 \*\***

#### **June 2024 YTD**

- Amherst 23
- Buffalo 16
- Cheektowaga 9
- Clarence 31
- Grand Island 38
- Hamburg 35
- Lancaster 26
- Orchard Park 21
- West Seneca 46
- Total Units 245**

#### **June 2025 YTD**

- Amherst 21
- Buffalo 15
- Cheektowaga 13
- Clarence 43
- Grand Island 29
- Hamburg 26
- Lancaster 10
- Orchard Park 32
- West Seneca 12
- Total Units 201**





## 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

Members  
Save Millions

[nahb.org/savings](http://nahb.org/savings)



Any questions on this newsletter or more information on any topic, please reach out to Jennifer Dougherty at [jennifer@conexbuff.com](mailto:jennifer@conexbuff.com).

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