

September 2025

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BNBA Builder Members Show Up in Full Force to Support the Energy Choice Act



Congressman Nick Langworthy makes a statement in Lancaster. The Energy Choice Act is a bill that will eliminate the strict limits of just having electric as a choice of energy. Homes and businesses will have a choice of energy sources. Especially come winter, it is essential to have a backup of energy. Electric just won't do when the power goes out from a snow storm.

Several home builders attended to show their support including the following:

Phil Nanula, Essex Homes of WNY
 Mark Longo, Block, Longo, LaMarca & Brzezinski, P.C.
 David Burke, Burke Homes
 Domenic Cortese, Cortese Construction Services
 Andrew Romanowski, Alliance Homes
 David Capretto, Forbes Capretto Homes
 Jeff Blum, Blum Builders
 Robert Mayo, Regency Builders
 Bob Corrao, Natale Builders
 Jim Marrano, Marrano/Marc Equity Corporation
 Chris Tucker, MJ Peterson Tucker Homes

[Full Story and Video](#)



BNBA President Phil Nanula Speaks on Electrification

Phil Nanula and Host Domenic Cortese spoke about the recent Press Conference with Congressman Nick Langworthy among National Fuel's future plan on electrification, plus smart meter discussions.

*Click the Domenic Cortese 8/30 title,

it should just start in with BNBA
President Phil Nanula speaking, if not,
you can pin point the talk at time:
37.27

Hammertime Radio 8/30 with BNBA
Pres. Phil Nanula



NEW MEMBERS
GLAD TO HAVE YOU
PART OF OUR
COMMUNITY

Nicholas Williams
Williams Plumbing, Inc.

William Schutt
Williams Schutt Associates

Jay McDonnell
Custom Carpet Centers

Tom Brigham
J Pearce and Son Inc

Joseph Oppee
Bonadio Group



GOLF-RECAP

August 5, 2025

The 2025 Annual Golf Outing was a success!

About 100 golfers played this year as they showed off their talents with some great golfing. With the great goodie bags from Pella Windows and Doors and Capital One, the tournament had a great start. It ended with a delicious steak dinner and some great prizes and networking.



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
Siewert Equipment
Tschetter Construction Group
Besroi Construction
Big L Windows & Doors
M P Carol Hardwood/National Lumber Co.
Premium Mortgage
SRS Building Products
Andersen Corp
Forbes Capretto Homes
AprilAire
Kitchen World Inc.
Five Star Bank
Churchill Architectural
Alliance Homes
Chicago Title
Simply the Best Cleaning and Restoration



***Thank You Everyone
See You Next Year!***

We Thank You & So Does NAHB
[Click HERE for the the special message from NAHB](#)

September is

Associate Member Appreciation Month

THANK YOU ASSOCIATE MEMBERS!

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 1st and end September 30th. 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. **oCode-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

Topics Discussed

Local

- Town of Amherst is discussing the sprinkler mandate. Ken is going to invite Jonathon Erzkus, Senior Code Enforcement Officer from the Town of Amherst to the next Government Affairs Meeting.

State and National

- The Grandfather bill- if it is tabled, it will be discussed in January. If it is not, it will be decided on in September.

New Business

- NYSBA has put out an Electrification study report. It has details of costs, materials, effects of the all electrification and where the legislation stands. It has been distributed to the members and on social media.
- Mary Thompson has emailed the BNBA looking for financial help in putting together a video regarding electrification. This will be brought up at the Executive meeting tomorrow to see how we want to be involved.

Next meeting will be Monday, September 8th at 11:30am via zoom

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.

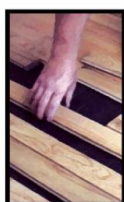
NAHB-National Association of Home Builders

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



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.

WHY DONATE AT THE Donor Center at Roswell Park

Blood products are needed for

- Replacing platelets lost through certain cancers or cancer treatment
- Patients with anemia as a result of cancer or treatment
- Patients with blood loss during surgery

Why donate at the Donor Center at Roswell Park

- 1** All donations stay within Roswell Park to help our patients.
- 2** Donations made at the Donor Center can be directed to a patient at Roswell.
- 3** Roswell transfuses more than 17,000 blood products each year.
- 4** These vital, life saving blood components **cannot** be manufactured or substituted.
- 5** Cancer patients are one of the largest recipients of blood products.
- 6** We have experienced staff who will ensure you donate in comfort.

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](#)



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.

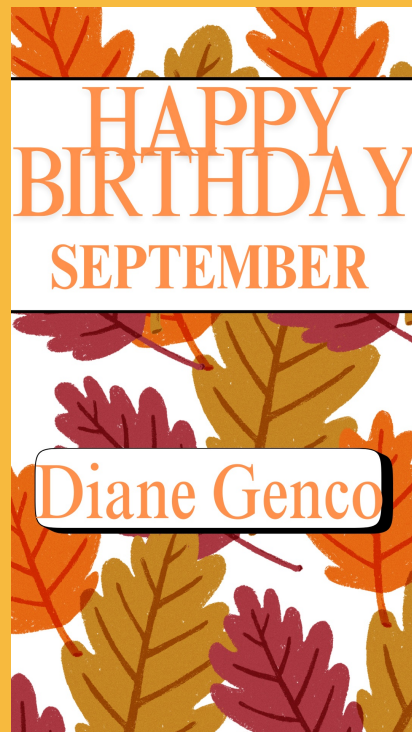
AWARD WINNING IMPACT STUDY VIDEO

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.



**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 ****

****The current numbers below have not changed this month (it is still at June)****

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



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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