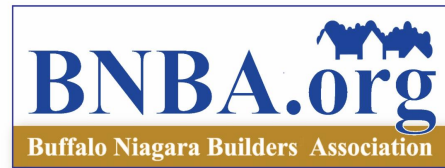


# FORUM

## News & Updates

December 2025



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# Welcome

**NEW MEMBER**

John Romagnola  
California Closets

Sean McGinley

## Huge Strides and Victory for Electrification



There has been a follow up on November 13th on WBEN-Tom Bauerle Radio with Pres. Phil Nanula. This is not over, so feel free to keep up to date with all the follow ups.

11/13- **Tom Bauele**-Follow up with Phil Nanula on the temporary pause on the NYS Electrification

<https://www.audacy.com/wben/authors/bauerle>

11/13 **Channel 7** also did a great story including guest Pres. Phil Nanula on the electrification stance.

[https://youtu.be/6MCU7O\\_XjvM?si=xaV\\_KSr\\_z6h5CvHd](https://youtu.be/6MCU7O_XjvM?si=xaV_KSr_z6h5CvHd)

11/15 **Hammertime Radio** with Domenic Cortese

[Hammertime Radio](#) Phil Talks at 35.25 time frame.



**BEING A MEMBER MEANS:** This is a great opportunity to spread the word about the tireless work that the **BNBA** (Buffalo Niagara Builders

Association), **NYSBA** (New York State Builders Association) and **NAHB** (National Association of Home Builders) 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.

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

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



## Government Affairs Corner

### Topics Discussed

#### Local

- There is not much to report, as there were elections that were held and it is early to advocate with local towns just yet.
- Few notes-Clarence has an updated website that when you sign up, they notify you with town updates. This is new and the implementation of it is in the works. Orchard Park has a new Supervisor, Joe Liberti come 2026. He is looking to shift the town in a more positive light and improve some procedures that are in place now.

#### State and National

- Bill Tuyn has been working with the State DEC on the wetlands cause and they are making progress. SEQR is also on his list in which he is doing a write up. On the Electrification situation, Phil has been heading that up with many public radio appearances.
- Recently, there was a meeting with National Grid that was well attended by the Builder members. Two things came out of it besides that we are on the same page. One is that they emailed information of which utility company services each area and a request of future developments and what the needs may be. This can be used to determine what the power needs will be and if and when it can be achieved.

#### New Business

- A Sub-Committee was formed to look at codes, gas and sprinkler costs. This will be headed up by Jim Marrano and includes Andy Romanowski, Joshua Watkins and Ken Zollitsch.
- Also, there will be a presentation hosted by BNAR and us by zoom regarding electrification. The Panel will include NOCO, National Fuel and National Grid on Nov. 25<sup>th</sup> at 9:30am.

Next meeting will be Monday, December 8th at 11:30am via zoom-if you would like to be on the call, email me and I will send you the link. [jennifer@conexbuff.com](mailto:jennifer@conexbuff.com)



Invited by Rochester Home Builders Association in training in Building Code and Energy Code Training.

## **Building Code & Energy Code Training**

- Choose from two dates for each session. -90 minute webinars
- Each course description/registration links are below
- Attendance is limited

### **Energy Code Sessions:**

**Link to Register-** <https://attendee.gototraining.com/rt/5386174763617791748>

December 2nd 8:00 - 9:30 am

December 9th 8:00 - 9:30 am

### **Building Code Sessions:**

**Link to Register-** <https://attendee.gototraining.com/rt/4807764577198564356>

December 4th 8:00 - 9:30 am

December 11th 8:00 - 9:30 am

*After registering for these training sessions, you will receive a confirmation email containing information about joining the training.*

### **ENERGY CODE TRAINING**

This webinar will offer the builders, architects, and contractors a summary of the major changes and updates to the residential provisions of the 2025 ECCCNY as compared to the 2020 version. The course will compare the 2025 energy code to the 2020 codes. The course will also highlight significant changes in the main sections of the code including thermal envelopes, mechanical systems, ventilation, and power/lighting. Special attention will be given to the additional efficiency requirements sections (R408), the course will explore how to comply with these sections and identify the major updates in the 2025 energy code.

### **RESIDENTIAL BUILDING CODE TRAINING**

This webinar will offer the builders, architects, and contractors a summary of the major changes and updates to the 2025 Residential Code as compared to the 2020 version. The course will compare the 2025 code to the earlier 2020 code across different provisions, focusing on the changes that builders may have to make for compliance, which may vary across regions based on differences in building systems and techniques.

## 2026 Inauguration & Swearing in of the 2026 Leadership



Thursday, February 12th at Giancarlo's Sicilian Steakhouse-Centro Room.

This will be from 5:00pm to 7:00pm.

Cocktails and appetizers will be served.

Sponsorships will be available as well.

The official invite will be going out soon, so watch your emails!



### ***NYSBA-New York State Builders Association Named 2025 Top Trade Associations***

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](#)

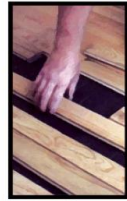
Website-<https://www.nysba.com/member-benefits>

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.



# M P CARROLL HARDWOOD National Lumber

## Now Booking For December and January

**\*\*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](mailto:Jennifer@conexbuff.com) or  
716-874-3435x212



## *STAY INFORMED*



**2026**

### *Event Schedule*

#### 2026 BNBA Inauguration

Date-Thurs., February 12, 2026

Place-Giancarlo's Sicilian

Steakhouse-Centro Club Room

5:00-7:00pm

Thirsty Thursday





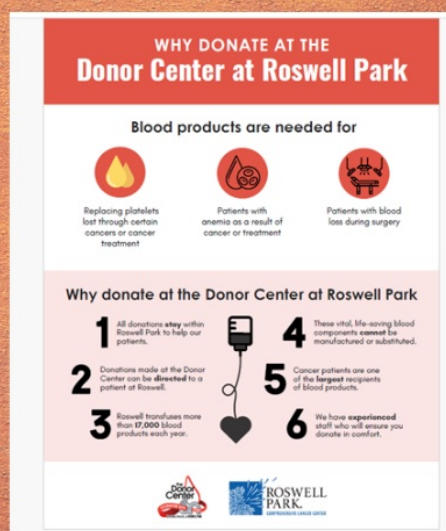
Place-You Pick  
5:00-7:00pm  
Sponsor- Your Company could be  
here!



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. 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 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 Bullettproof, a GLI Company.





## Want To Start Getting Money Back for Products You Already Use?

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IF YOU USE ANY OF OUR

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THE AVERAGE REBATE PER  
BUILDER/REMODELER COMPANY WHO  
PARTICIPATED IN 2024 WAS:

# \$1,650.24

1

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2

Submit a  
Rebate Claim

3

Receive a  
Rebate Check

#### PARTICIPATING MANUFACTURERS



Contact Us:



### Building Permits for New Residential Single-Family Construction

\*\*In lieu of non-current reports-click [Building Permit Database](#) to visit the website \*\*

## August 2024 YTD

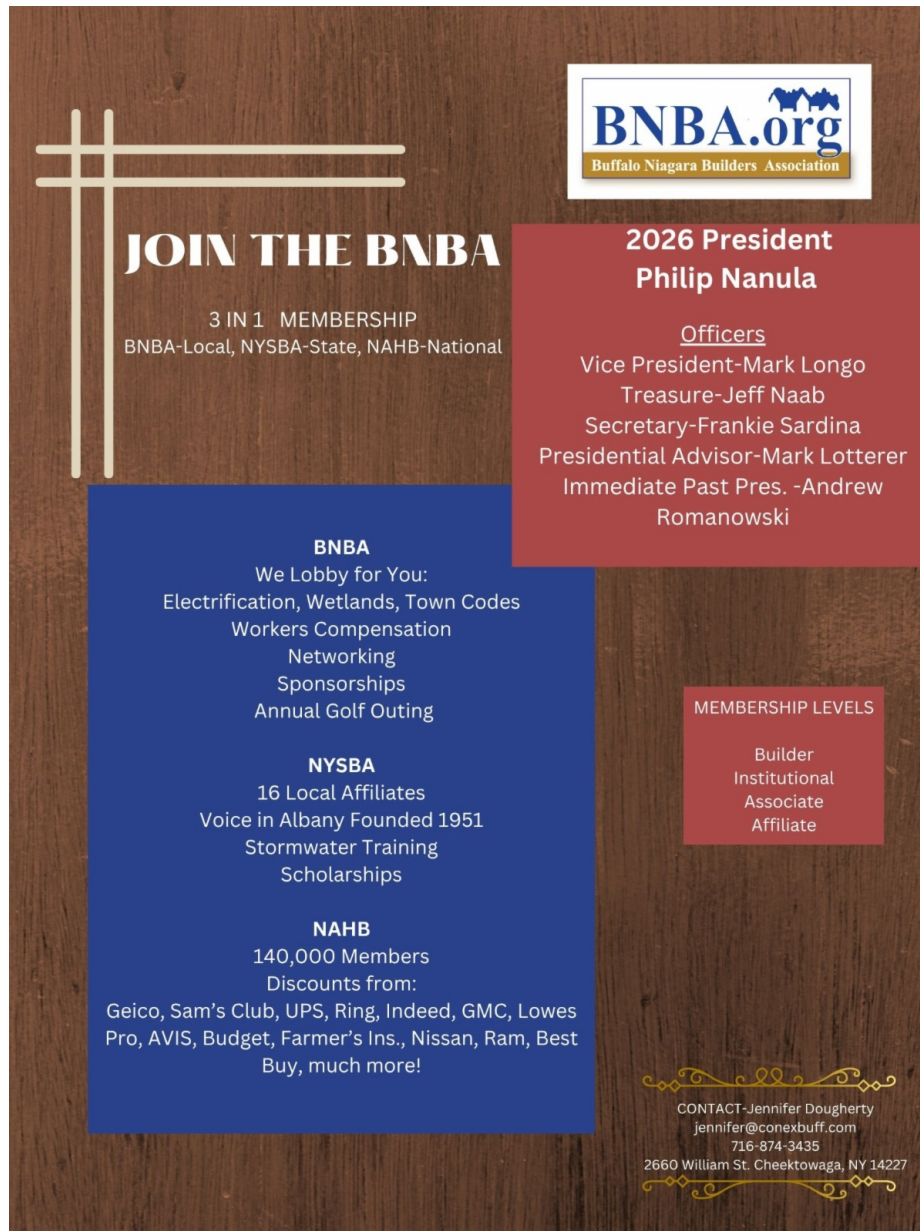
- Amherst 34
- Buffalo 22
- Cheektowaga 14
- Clarence 39
- Grand Island 56
- Hamburg 42
- Lancaster 29
- Orchard Park 28
- West Seneca 56

**Total Units 320**

## August 2025 YTD

- Amherst 26
- Buffalo 21
- Cheektowaga 22
- Clarence 59
- Grand Island 42
- Hamburg 33
- Lancaster 14
- Orchard Park 50
- West Seneca 14

**Total Units 281**



The flyer features a dark wood-grain background. On the left, a large white crosshair graphic is positioned behind the text 'JOIN THE BNBA'. To the right of this, the BNBA.org logo is displayed, featuring a blue silhouette of the Buffalo Niagara region above the text 'BNBA.org' and 'Buffalo Niagara Builders Association'. Below the logo, a red box contains the 2026 President's name, Philip Nanula, and a list of officers. The bottom left section, on a blue background, details the benefits of BNBA, NYSBA, and NAHB membership. The bottom right section, on a red background, lists membership levels. Contact information for Jennifer Dougherty is provided at the bottom right, flanked by decorative gold scrollwork.

**JOIN THE BNBA**

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

**BNBA**  
We Lobby for You:  
Electrification, Wetlands, Town Codes  
Workers Compensation  
Networking  
Sponsorships  
Annual Golf Outing

**NYSBA**  
16 Local Affiliates  
Voice in Albany Founded 1951  
Stormwater Training  
Scholarships

**NAHB**  
140,000 Members  
Discounts from:  
Geico, Sam's Club, UPS, Ring, Indeed, GMC, Lowes  
Pro, AVIS, Budget, Farmer's Ins., Nissan, Ram, Best  
Buy, much more!

**2026 President**  
**Philip Nanula**

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

**MEMBERSHIP LEVELS**  
Builder  
Institutional  
Associate  
Affiliate

CONTACT-Jennifer Dougherty  
jennifer@conexbuff.com  
716-874-3435  
2660 William St. Cheektowaga, NY 14227

**Membership Application**

## 2026 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](mailto:jennifer@conexbuff.com).

Buffalo Niagara Builders Association | 2660 William Street | Cheektowaga, NY 14227 US

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