

# FORUM

## News & Updates

January 2026



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## **2026 Inauguration & Swearing in of the 2026 Leadership**



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

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

Cocktails and appetizers will be served.

**Sponsorships are available**

### Thank You Sponsors!

**Alliance Homes, Andersen Windows, Block, Longo, LaMarca & Brzezinski, P.C.-\***  
**Silver Sponsor, Budget Blinds, Chicago Title, Essex Homes of WNY,**  
**Forbes Capretto Homes, Greenman-Pedersen, Inc., Hamburg Overhead Door,**  
**Kitchen Advantage, M P Caroll Hardwood National Lumber, Natale Building**  
**Corp., Premium Mortgage, WNY Plumbing Co. Inc**

*Register Here*

# Welcome

**NEW MEMBER**

Mark Tufillaro  
Priam Development LLC

Michael Udodik  
G7 Renovations



President Phil Nanula Speaks on

## 12/13 Hammertime Radio

Keep up to date on new building codes, recent water tap increase and 100 ft rule by listening to Hammertime Radio.

President Phil Nanula speaks about these starting at time 5:57 on 12/13/25.

### Listen

## 12/18 WBEN

Governor Hochul has until 12/18 to make a decision on the 100 foot rule. This rule requires utility companies to cover the cost of new gas services located within 100 feet of existing lines leaving the cost to new homeowners.

The article is below along with the radio interview with Pres. Phil Nanula on 12/17.

### Article

### Listen

## 12/20 Hammertime Radio

Phil Nanula-01:02:47 time frame with Brian Welch from National Fuel

### Listen

Prior to Phil talking, Assemblyman Paul Bologna and Senator George Borrello also talked about the 100 foot rule.

34:28 time frame.

## **NYSBA President Peter Florey gives Year-End Message**

2025 has been a record year for advocacy. Several accomplishments have been made. NYSBA President outlines this past year and looks ahead to a prosperous 2026.

### [NYSBA NEWS BRIEF: President Florey's Year-End Message](#)



**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

- o A list of towns were discussed briefly:
  - \* Wheatfield-This area is looking to be the next to have some new housing.
  - \* Orchard Park-If there are any zoning changes, these would be around the new stadium.
  - \* Amherst-The town is requesting more information such as PIP on lighting access points. This may be for maintenance in the future.

#### State and National

- o State Board meeting is this Thursday, Jim Marrano and Bill Tuyn will be attending.
- o International Builders Show is February 17 to the 19<sup>th</sup>. Bill will be finding out more details about IBS and networking events that will be beneficial to attend.
- o The State and DEC has been working on wetland regulations. There has been a proposal for the State permit to be moved to a "General Permit". The DEC commissioner has been involved. A worksheet is also being worked on to make it easier to understand the regulations.
- o SEQR reform is also being worked on. The Deputy Commissions of the DEC in Albany has been met with and there are Type 1 and Type 2 lists regarding subdivisions. Bill will update us on this at the next meeting.
- o Electrification has been paused. This will go into effect January 1<sup>st</sup> and be suspended 120 days from that date.

#### New Business

- o A Sub-Committee is in progress with Jim Marrano meeting with Andy Romanowski and Ken Zolltisch to discuss the energy code specifically and how it differs from the building codes.
- o Next year goals-It was requested that at the next meeting in January that the

committee individually come with 4 items that may need to be worked on. Then to put in a priority list and email members to see what the membership would like to see done by the BNBA Government Affairs Committee.

### **Old Business**

- o Nothing to report.

**Next Meeting** - The next meeting will be on Monday, January 12th at 11:30am via Zoom 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)

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**Congratulations BNBA Past President, David Capretto has been voted Vice President of the New York State Builders Association for 2026.**

Below is the NYSBA Leadership:

Bruno Schickel of TCBRA- President

**David Capretto of BNBA-Vice President**

Peter Florey of HBRCNY-Immediate Past President & Nat. Area Chairman

Daniel Barnaba of HBRCNY-Treasurer

Jabari Bell of ABO-Secretary

Scott Snyder of CBRA-NAHB State Representative

Maria Kyrkou of QBBA-Executive Officer Moderator



### **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.

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



# M P CAROLL HARDWOOD

## National Lumber

Now Booking For March, April, May

### How it works

- 1 Sponsor(You)
- 2 Pick a month
- 3 Pick a Thursday

These are cash bar gatherings.  
No need to RSVP, just stop in!

It is posted on social media,  
emails and monthly newsletter.

Contact  
[Jennifer@conexbuff.com](mailto:jennifer@conexbuff.com)



### **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

Date- January 8  
Place-7800 Transit Rd, Williamsville



## YEAR IN HOUSING -NAHB

NAHB CEO Jim Tobin and COO Paul Lopez recap the top developments in a year dominated by a focus on housing affordability. They also look at what to expect in 2026, including the 2026 International Builders' Show in Orlando.





Before Bahman Bavidford 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 or family member.
- 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 Bavidford'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.

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.



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## Building Permits for New Residential Single-Family Construction

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

As of 12/30/25 the latest reported is the Month of August for 2025

## 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**



**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  
Treasurer-Jeff Naab  
Secretary-Frankie Sardina  
Presidential Advisor-Mark Lotterer  
Immediate Past Pres. -Andrew  
Romanowski

**MEMBERSHIP LEVELS**  
Builder  
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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).

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