

FORUM

News & Updates

October 2026



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Welcome

Your Name and Company Could be Here!



BNBA on the Radio-Hammertime

Topics

- Electrification-moving to the Supreme Court
- Tariffs on building products/American and Canada Products
- New Home Affordability
- Building Code Prices

<https://www.audacy.com/wben/shows/hammertime-radio-with-domenic-cortese>

Click Sept 12th Date on the Right side (top of page) OR near the bottom of the page it will show past radio shows, **select 9/12.** Phil starts on **time frame of 1:03:35.**

Keep updated and informed.



Energy Code Training Series

2025 Energy Conservation Construction Code of New York State (ECCCNYS-2025) is now in effect. If you build or remodel residential properties in New York State, this code applies to your work.

New York State Builders Association (NYSBA), funded by NYSERDA, is offering a [**free webinar training series**](#) designed for builders, remodelers, and contractors statewide.

SESSION 6 — OCTOBER 15 | 11:00 AM – 12:00 PM EST

Integration of High-Performance Building Practices

The prescriptive path is not your only compliance option. This session explains how the Performance and Energy Rating Index (ERI) compliance pathways work, when they offer more design flexibility than prescriptive compliance, and how to work with energy raters and third-party verifiers.

Register [HERE](#) for Session 6-October 15

FUTURE WEBINARS

The sessions are to open to all interested participants.

Live Webinar:

1. Integration of High-Performance Building Practices | October 15
2. Energy Code Compliance in Additions & Alterations | October 29

Do you want to become a BNBA Board Member?



2027 is around the corner. Are you looking to make a difference and support the homebuilding industry more? Now is the time to let us know.

What it means to be a Board Member: Topics in which you would be involved in during a Board meeting are finances of the Association, membership input and suggestions, legislation information and staying informed, and any new developments in the national and state level of the Builders Associations. You would also be granted voting power for decisions such as the budget or other needs that require a vote.

There are 6 meetings a year by zoom usually the second Tuesday of the month in the afternoon for about an hour. This is 1 or 2 year term depending on your membership type.

If you are interested, we would love to include you in the 2027 Board of Directors. You can reach out to any of the BNBA members or the President Phil Nanula or myself to let us know or if you have any additional questions.

Phil Nanula-philn@essexhomeswny.com
Jen Dougherty-jennifer@conexbuff.com



NYSBA LATEST NEWS BRIEF

Released: 9/28

Topics of Discussion:

State of Politics: Scaffold Law Reform

House Hearing Examines Impact of Natural Gas Restrictions on Housing and Energy Costs

NYSBA Leadership/Senator Chris Ryan

For more information:

[Scaffold Law Reform, Gas Bans on Capitol Hill & More](#)



MEMBER MENTION-DO YOU KNOW YOUR FELLOW MEMBERS?

These are just a few, next month I will name a few more.

LJ Klein Development- Residential & Commercial Building
M & T Bank - Financial, Mortgage Lender
MJ Peterson Corp. - Real Estate - Buy, Sell, Rent, Commercial Properties
NBT Bank - Personal and Business Banking
Note Advisors, LLC - Financial Advisor
Pella Windows & Doors - Window & Door Supplier
Premium Mortgage - Mortgage Lender- Residential and Commercial

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 - September 14th Meeting

Local

- o Town of Amherst meeting went well. Per the agenda, several items were addressed. There will be a follow-up meeting regarding PIP's. The Engineering Department was not at the meeting. Side notes for the follow up, preferably be an in person meeting, Sean Hopkins be invited and encouraged to be at the meeting. Rules and the process of installation of the Lighting systems on the streets are going to go back to the original processes.
- o NYSEG has a private development program. Phil is going to check to see if National Grid has one as well.
- o Town of Orchard Park meeting is on September 23rd at the Town Hall at 6:15pm. There will be an agenda of several issues/items that need to be discussed. Ken, Phil, Bill and Jeff Palumbo will take part in putting an agenda together. Timeframe of permits from when the paperwork is handed in to when it is looked at and lot coverage including the percentage of back and side yards will be a few of the items that will be on the agenda.
- o Cluster Mailboxes in newer developments have caused several problems. At the Federal level cluster mailboxes in home developments have been enforced. Locally, Post Masters have not been consistently enforcing that these be built and have not made home builders aware of this on submitted plans. In recent months/year's several newer developments have either had mail stopped being delivered or a notice given to residents that they will not be receiving mail at their homes. This has caused confusion and a costly oversight by local Post Masters who have now gone to the District Post Master to inform and enforce rules that should have been made beforehand. Meanwhile, letters of approval of mail delivery have gone out to home builders. These mailbox receiving areas were not in some cases on submitted plans, making it difficult to add these areas after the completion of the home developments.

State and National

- o Express NY has been a productive group. Phil, Jim Marrano and Bill Tuyn are part of the committee. This group has brought to light issues that home builders are facing in which is led by NYSBA President Bruno Schickel. These discussions have been then forwarded to higher political powers to work towards some resolution.
- o There was a fundraiser for Bruce Blakeman recently, several members were in attendance, Phil Nanula, Dominic Cortese, Jim Marrano, David Capretto. The BNBA has been recognized by the political officials that were there. This is a big step for the BNBA since there has been a lot of work done this year.
- o Phil is meeting with Assemblywoman Carrie Woerner regarding the Grandfather Bill. This is something that needs to be understood and hopefully brought to the Congressional floor.

New Business

- o Nothing to report

Old Business

- o Nothing to Report

Next Meeting - The next meeting will be on Monday, October 19th at 11:30am via Zoom. This is moved a week due to Columbus Day Weekend on October 12th.

If you would like to be on the call, email me and I will send you the link.
jennifer@conexbuff.com



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>

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

STAY INFORMED



2026 Event Schedule

Event- Thirsty Thursday
Date- October 15



Place- Santasiero's Restaurant
1329 Niagara St. Buffalo, NY 14213
Time: 5:00 to 7:00pm
Sponsor: Tompkins Financial

Now Booking For November

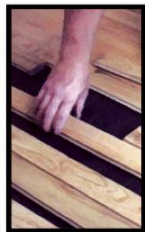
How it works

- 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



**M P CARROLL
HARDWOOD**
National Lumber

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 Carroll 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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company who participated in 2025

\$1,696.46

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MANUFACTURERS



Building Permits for New Residential Single-Family Construction

2025 SINGLE FAMILY HOME PERMITS

July

Amherst-21
Buffalo-18
Cheektowaga-20
Clarence-55
Grand Island-31

2026 SINGLE FAMILY HOME PERMITS

July

Amherst-40
Buffalo-16
Cheektowaga-23
Clarence-54
Grand Island-40

Hamburg-32
Lancaster-13
Orchard Park-43
West Seneca-14
Total-247

Hamburg-24
Lancaster-29
Orchard Park-17
West Seneca-13
Total-256



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
Administrative Assistant-Jennifer Dougherty

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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