

FORUM

News & Updates

September 2026



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Residential Building Permits

The word "Welcome" is written in a large, elegant, cursive script font. The letters are dark teal or green. The background is a light yellow or cream color.

Jacob Gentile
Comfort Windows

Greg Boltz
84 Lumber

Mike Abbass
84 Lumber

Alex Dobosh

84 Lumber

Joe Milazzo

84 Lumber

NYSBA Research & Education Foundation Tools of the Trade Program



NYSBA Research and Education Foundation Tools of the Trade Program is now open for 2026.

Here is the link to the website:

nysbaref.org/tools-of-the-trade

The first 30 days of availability, one grant is available per NYS region.

These grants are worth \$500 and are available to be used towards tools, equipment or clothing. Applicants must aspire to join a career in residential construction and work for a residential construction related company in NYS.

Energy Code Training
Building Code Training



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.

Performance & ERI Compliance Pathways

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 5-September 24

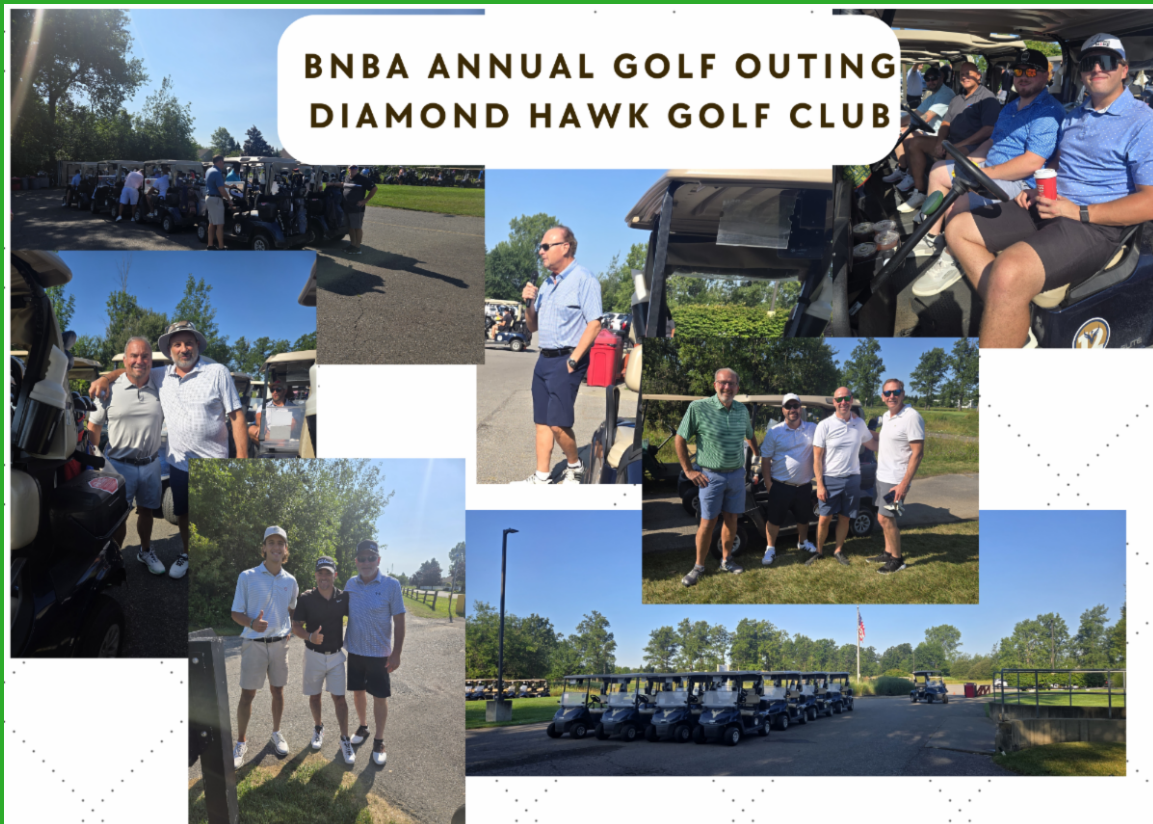
FUTURE WEBINARS

The sessions are to open to all interested participants.

Live Webinar:

1. Performance & ERI Compliance Pathways | September 24
2. Integration of High-Performance Building Practices | October 15
3. Energy Code Compliance in Additions & Alterations | October 29

BNBA ANNUAL GOLF OUTING-RECAP



THANK YOU AGAIN SPONSORS

Alliance Homes
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Besroi Construction
Big L Windows and Doors
Block, Longo, LaMarca & Brzezinski, P.C

Kitchen Advantage
M & T Bank
M P Caroll Hardwood National Lumber
NFP Insurance
Northwest Bank

Chicago Title
Corinthian Homes
CrossCountry Mortgage
Essex Homes of WNY
Ferguson Home
Forbes Capretto Homes
Hamburg Overhead Door

Note Advisors, LLC
Orville's Home Appliances
Pella Windows and Doors
Premium Mortgage
Regency Builders LLC
The Marrano/Marc Equity Corp
Weather Shield



NYSBA LATEST NEWS BRIEF

21st Century Road to Housing Act, was signed into law, representing the most significant federal housing legislation in decades. This law is intended to increase housing production, expand homeownership and rental opportunities, and help address the nation's growing housing affordability crisis. This is a major victory for the **National Association of Home Builders (NAHB)** and the residential construction industry.

Throughout the legislative process, NAHB successfully advocated for many of the bill's key provisions, including:

- Land Use & Zoning: Encourages HUD to work with states, local governments, and industry stakeholders to promote policies that increase housing production.
- Multifamily Housing: Raises FHA-insured multifamily loan limits for the first time in 12 years and indexes them to inflation.
- Environmental Reviews: Streamlines NEPA reviews for qualifying small-scale and infill housing projects.
- Community Lending: Expands access to credit by strengthening community banks that finance residential construction.

Housing Rehabilitatio

For more information:

[Landmark Federal Housing Bill Becomes Law](#)



MEMBER MENTION-DO YOU KNOW YOUR FELLOW MEMBERS?
These are just a few, next month I will name a few more.

Alliance Homes-Custom Home Builder
Aprilaire-HVAC Systems
Big L Windows and Doors-Window and Door Specialist
Block, Longo, LaMarca & Brzezinski, P.C. - Attorney
Buffalo News - Media, News
Five Star Bank - Financial Institution
Forbes Capretto Homes-Custom Home Builder
Key Bank-Financial Institution
Kitchen Advantage - Kitchen Remodeler/Builder

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 There is a meeting with the Town of Amherst 8/13, this Thursday. There is an agenda that outlines the purpose of the meeting. There is also a meeting with National Grid tomorrow, 8/11 to talk about street lights, pip's and any other issues that are going on.
- o National Fuel is 7/15, there was a great turnout for this meeting. There was a lengthy discussion on the gas ban.

State and National

- o Gas Ban, lost in the Appellate Court. The wetlands are still making progress and working out the details of what areas would be exempt plus other details. Housing costs have gone up especially the condo tax which doubled.
- o There is a fundraiser for Bruce Blakeman who is running for Governor on Aug. 18th. Phil reached out to Build Pac to give to the cause in the amount of \$250. These funds get matched times 6 in the state level.
- o Ed Rath is also running for County Legislator, he would like to do a zoom call with the BNBA.

New Business

- o Nothing to report

Old Business

- o Nothing to Report

Next Meeting - The next meeting will be on Monday, September 14th 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

Bruce Blakeman Running for Governor



Bruce Blakeman Fundraiser was well attended.

Bruce Blakeman who is running for Governor held a fundraiser last night. Several members of the BNBA showed up in support.

In addition to this Association showing great support, Former New York State Senator Ed Rath, Senator Robert Ort, and several other dignitaries attended.

Left Picture - Phil Nanula, Bruce Blakeman, Henry Wojtaszek



BNBA President Phil Nanula on WBEN

BNBA President Phil Nanula was on the radio on August 26th on WBEN with Susan Rose & Brian Mazurowski.

Topics were on tariff prices which look like they may decrease and also the All Electric Act.

Click the link below to get the listen to the full conversation.

Part 18, starting at 8:22am

<https://www.audacy.com/stations/wben/shows/a-new-morning-with-susan-rose-and-brian-mazurowski-38ed9/episodes/f16eaae3a8fb>



BNBA Meets with National Grid



Meeting Points-August 11th

- Who are the contacts for land management or department and what areas do they cover, this will be shared to the membership when received.
- New home meter disconnect-discussion on efficiency and consistency of timeframe. National Grid will get back to us on more details on this.
- Discussion on street lights, cost and towns discretion was the topic.
- Line Department-looking to speed up service, National Grid will look into this and see what can be done.
- Smart Meter questions-Older technology, personnel has to go to homes to read meters, newer smart meters are monitored live. More indepth information is gathered and outages are know immediately instead of a phone call in.



Useful Links

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>

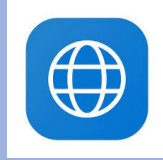
Once you are on the website you have access to Government relations, advocacy for our local area/state, member insurance, member rebates for several home building products.

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.

STAY INFORMED



2026 Event Schedule

Event- Thirsty Thursday

Date- September, 10th

Place- Giancarlo's-Williamsville

Time: 5:00 to 7:00pm

Sponsor: SRS Building Products and
ZZIPR SLATWALL SYTEM

Now Booking For October & November

How it works

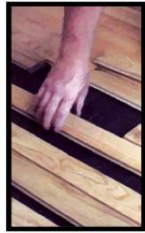
- 1 Sponsor(You)
- 2 Pick a month
- 3 Pick a Thursday

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





MP CAROLL 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.



Happy Birthday September

**David Brock
Diane Genco**





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2 Submit a rebate claim

3 Receive a rebate check

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company who participated in 2025

\$1,696.46

HBArebates.com

info@HBArebates.com

866.849.8400

@HBArebates



MANUFACTURERS



Building Permits for New Residential Single-Family Construction

2025 SINGLE FAMILY HOME PERMITS

June

Amherst-21
Buffalo-15
Cheektowaga-13
Clarence-46
Grand Island-27

2026 SINGLE FAMILY HOME PERMITS

June

Amherst-37
Buffalo-14
Cheektowaga-23
Clarence-54
Grand Island-33

Hamburg-26
Lancaster-10
Orchard Park-32
West Seneca-12
Total-202

Hamburg-19
Lancaster-21
Orchard Park-16
West Seneca-11
Total-228



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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