

FORUM

News & Updates

May 2026



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Sports Night & Network

May 6th, 5:00pm to 7:00pm

Tees & Taps-10 Centre Dr., Orchard Park

Members and Non-Members Welcome



This is not just for golfers!

Who loves a competition?? If that is you then sign up and come play. This is also a great time to network and talk business in a stress free environment.

FOR ALL THE LAST MINUTER'S - THERE IS STILL TIME TO SIGN UP

[SIGN UP HERE](#)

Only \$25 per person includes light appetizers, a free drink ticket & simulator time.

Thank you Sponsors!
Essex Homes of WNY
Lakeside Building Products
Simply the Best Water & Mold Restoration
WNY Plumbing, Inc



What to expect?

- *EXPERIENCE 2 GIANT 16FT SCREEN SIMULATORS THAT INCLUDE A GOLF EXPERIENCE WITH SEVERAL COURSES TO CHOOSE FROM, SOCCER OPTIONS AND CARNIVAL GAMES.
- *GET INVOLVED IN THE COMPETITIONS OF LONGEST DRIVE OR CLOSEST TO THE PIN.
- *GOLF CLUBS & BALLS ARE PROVIDED UNLESS YOU WANT TO BRING YOU OWN.



Our new website has launched

CHECK IT OUT!

Welcome

NEW MEMBER

William Seufert
Lowe's Home Improvement

Shawn Buffum
Orville's Home Appliances

Brad Burns
Lakeside Roofing and Siding Materials, Inc.



Bologna Calls Out Democrats for Blocking Energy Affordability Bill as Housing and Grid Pressures Mount

Assemblyman Paul Bologna (R,C-Clarence) on 4/30 blasted members of the New York State Assembly Standing Committee on Energy after the Democrat Majority voted to block two bills, one sponsored by Bologna and another by Assemblyman Phil Palmesano (R,C-Corning), which would repeal the state's All-Electric Buildings Act.

The legislation was held in committee, preventing it from advancing to a full vote of the Assembly.

Watch Bologna in his Energy Committee hearing [here](#).

[Read more](#)



NYSBA NEWS BRIEF

Wetland Regulation Court Decision/ SEQRA Updates

Earlier in April, the New York State Supreme Court (Albany County) issued a decision annulling the State's new freshwater wetlands regulations (6 NYCRR Part 644) in their entirety based on violations of the State Environmental Quality Review Act (SEQRA).

Jump forward to April 22nd and a "Take Action" has been issued to support the amendments that is being proposed. New York is facing a significant housing shortage, and outdated SEQRA requirements continue to contribute to delays in building the homes our communities need.

Governor Hochul has proposed modernizing SEQRA to streamline the review process while maintaining strong environmental protections. Legislators are actively weighing this proposal, and they are hearing from opponents. This has been passed around to our members and encouraged to pass the Take Action to colleagues, employees and the home building industry.

We will keep close eye on this and keep the members updated.

[More information....](#)



NYS Assemblyman Paul Bologna

NYS Assemblyman Paul Bologna highlighted in:

"Let's Talk Energy"

BNBA is on the Radio

Home Improvement Show with Domenic Cortese and BNBA Pres. Phil Nanula

BNBA President, Phil Nanula was on the radio. The topic was home building in WNY and the cost that are associated with it along with electrification.

Below is the link to listen, it is at timeframe 9:08am on 4/4/26- The Home Improvement Show with Domenic Cortese.

https://www.audacy.com/wben/podcasts/48d9cdbeed1587f9157bf7afe9306b65/episodes/domenic_cortese_4426



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 Town of Amherst will be the first town that the BNBA will meet with. An agenda will be drawn up to narrow down what will be discussed and to make sure it is a beneficial meeting. Bill and Phil will be working on the agenda. Town of Orchard Park will be second on the list. These meetings will be important to attend to keep the communication open and any situations can be handled by all parties.

State and National

o Bill has updated us on Wetland Law. NY State sued and lost unfortunately. The previous wetland laws are in effect currently. They State may appeal the decision. Bill will keep us updated.

New Business

o Nothing to Report

Old Business

o Nothing to Report

Next Meeting - The next meeting will be on Monday, May 11th 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

ADVERTISE HERE



******SALE RATES-SAVE NOW ON ADVERTISING******

STILL TIME TO GET YOUR AD IN

The ads will be put on the website as soon as payment is made and will expire December 31, 2026.

Option 1--The **website** is \$250 **WAS \$300** includes all pages including the front page.

Option 2--The **newsletter** is \$680, **WAS \$780** which is emailed to all the members monthly, also gets posted on Facebook, Instagram, LinkedIn, and Website.

Option 3—Both **website** and **newsletter** are \$900 **WAS \$1000**.

[Click here to advertise!](#)

NYSBA Research & Education Foundation

William Morehouse Scholarship

Deadline May 30, 2026



**WILLIAM MOREHOUSE
SCHOLARSHIP**

This scholarship supports students pursuing careers in residential construction, including those enrolled in community college programs, trade schools, certificate programs, apprenticeships, and workforce training programs.

You could be awarded \$1000 from the Scholarship and the BNBA matches with \$500 per student that is awarded. This is to be used for tuition, books, materials, or housing.

Some criteria to apply:

- *Enrolled in a technical/trade school or workforce program or a building trade program.
- *NYS Resident

*GPA 2.0 or higher

Please click below for full details and to submit an online application.

[For more information and to apply](#)



[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-Sports Night & Network

Date- May 6th, 5-7pm

Place- T Squared Tees & Taps, Orchard Park

Event-Thirsty Thursday

Date- May 21st, 5-7pm

Place- Grezi-Main St. Snyder



Sponsor- M P Carol Hardwood National Lumber Company

Event-Thirsty Thursday

Date- June 11th, 5-7pm

Place- Brazen Brewing, Lancaster

Sponsor- Premium Mortgage

Event- Annual Golf Outing

Date- August 5th

Place- Diamond Hawk Golf Club

Now Booking For July and September

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

2026 → BE A SPONSOR

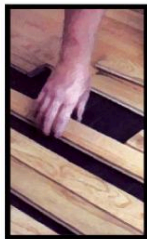
THIRSTY THURSDAY

Just Pick a Thursday & Month

Food, drinks, & networking
5:00 to 7:00 pm
Cash Bar | Sponsor provides
Appetizers

Contact: jennifer@conexbuff.com
716-874-3435x212
716-998-0089

The flyer features a central image of a red wine glass with a garnish, set against a background of bokeh light effects. A dashed line with an arrow points from the year '2026' to the text 'BE A SPONSOR'. The overall design is modern and festive, with decorative red and black wavy lines and confetti at the bottom.



M P CAROLL HARDWOOD

National Lumber

AWARD WINNING IMPACT STUDY VIDEO



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.



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 Bulletproof, a GLI Company.





HBA REBATES



HBA Builders: Turn Your Brand Loyalty into HBA Rebates

Free Member Benefit of your State & Local HBA

EASY TO PARTICIPATE!

IF YOU USE ANY OF OUR PARTICIPATING MANUFACTURERS

1 Register

2 Submit a rebate claim

3 Receive a rebate check

The average rebate per builder/remodeler 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

2026 SINGLE FAMILY HOME PERMITS

January

Amherst-2
 Buffalo-2
 Cheektowaga-0
 Clarence-1
 Grand Island-6
 Hamburg-4
 Lancaster-2
 Orchard Park-3
 West Seneca-1
Total-21

January

Amherst-2
 Buffalo-3
 Cheektowaga-13
 Clarence-4
 Grand Island-1
 Hamburg-3
 Lancaster-1
 Orchard Park-3
 West Seneca-0
Total-30



JOIN THE BNBA

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

2026 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:
 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!

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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