

FORUM

News & Updates

June 2026



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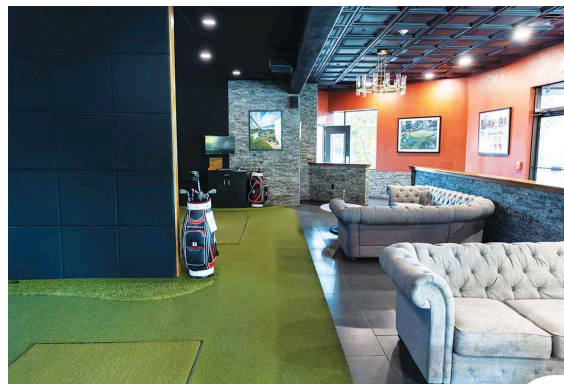
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Sports Night & Network-Recap

May 6th, 5:00pm to 7:00pm
Tees & Taps - Orchard Park



Despite the Sabres game on Wednesday night, a great number of the BNBA showed up, golfed and mingled.

Some avid golfers and some never before golfers attended. Who says you need a golf background to have fun. Thank you to everyone that attended, it was a great group! Can't wait until the next event!

Thank you Sponsors!
Essex Homes of WNY
Lakeside Building Products

Just a side note, they have a side patio area with a golfing area outside. Sounds like a great place to have a Thirsty Thursday in the summertime.

Welcome

NEW MEMBER

Alexx Dudas
Loan Depot



WBEN 930 Jim Fink and President Phil Nanula Speak about SEQRA

BNBA Pres. Phil Nanula speaks about the SEQRA Mandates. Below is the article link that is followed by the audio of the discussion with WBEN Jim Fink and Phil Nanula.

<https://www.audacy.com/wben/news/local/relaxes-seqra-mandates-may-help-home-builders>

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.



The **second session takes place on June 18** and focuses on how the code is administered and enforced in the field. [Register now to secure your spot.](#)

SESSION 2 — JUNE 18 | 11:00 AM – 12:00 PM EST

Energy Code Compliance and Enforcement

This session focuses on the administrative requirements, documentation standards, and enforcement process under ECCCNY-2025 — including what code officials review at each stage of construction and how builders can coordinate effectively with design teams and inspectors.

Presenter:

John Barrows – Nationally recognized builder, consultant, and educator specializing in high-performance and sustainable construction.

Topics include:

- ECCCNY-2025 administrative and documentation requirements
- Permit, rough, and final inspection enforcement review process
- Coordination strategies between builders, designers, and code officials

This session is free to attend and is part of the NYSERDA/NYSBA seven-webinar Energy Code training series. A companion online course for this session will be available on demand at a later date.

Register [HERE](#) for Session 2

FUTURE WEBINARS

The sessions are open to all interested participants.

Live Webinar:

1. Energy Code Compliance and Enforcement | June 18
2. Building Envelope & Air Sealing Techniques | July 16
3. Mechanical Systems Installation & Compliance | August
4. Performance & ERI Compliance Pathways | September
5. Integration of High-Performance Building Practices | October 8
6. Energy Code Compliance in Additions & Alterations | October 29



NYSBA LATEST NEWS BRIEF

SEQRA Reform Secured in State Budget

After months of intensive negotiations, Governor Hochul secured the transformational SEQRA reforms she sought and more in the final legislation included in the 2026-2027 State Budget, which the Governor signed into law today.

[NYSBA NEWS BRIEF: SEQRA Reform Secured in State Budget](#)

Addendum to the above: [Effective Date of New SEQRA Reforms](#)



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 Working on a meeting with Clarence, they have been approached a few times by Ken, but they are reluctant to commit at this point. Also, Bill and Phil are working on an agenda for a meeting with the Town of Amherst. This has been shared with the committee in hopes of finalizing it to have a productive meeting. Town of Orchard Park will be the meeting.
- o Jim Marrano reported that the all electric home in Greece has not proven to be a home that will be built again. Instead of all electric, propane will be offered. The electric bills during the winter from the owner has been an issue because of the amount. This has been taken note of and passed on to NYSBA-Mike Fazio to send along to the state as proof of the extreme high cost of an all-electric home.
- o NYSEG and National Fuel meetings have not happened in some time, Jen is going to contact them to arrange a meeting to keep updated on what is currently happening.

State and National

- o Bill has updated us on Wetland Law and the lawsuit. The State does not plan on appealing it as this point.

New Business

- o Nothing to Report

Old Business

- o Nothing to Report

Next Meeting - The next meeting will be on Monday, June 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

BNBA and Lowe's Discounts

Association Member Offer

5%^{*} OFF
Every day
Exclusions apply
When you buy

+

2%^{} BACK**
Statement Credit
When you pay

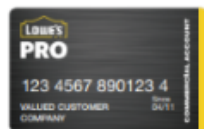
[Lowe's NAHB Member Savings Program | NAHB](#)

Two main benefits-

- Variable discounts on all purchases (no minimum spend like our Member Volume Discount program or “bid room”) that can go up to and in some cases even over the 20% advertised. This is tied to the Pro’s phone number and is automatically applied at any checkout or when shopping through lowes.com.
 - In working with the Rochester, NY branch I’ve found this to be helpful with prospective members as the savings on just a few quotes can cover the annual membership fee.
- NAHB members who are also Lowe’s Commercial Account holders receive a 2% monthly statement credit.
 - The LCA card is not a revolving line of credit but rather a credit line that is paid in full within two billing cycles.

NOTE: If you are a BNBA member, you are also a NAHB (National Association of Home Builders) Member.

[NAHB Discount Chart 2026](#)



Lowe's Commercial Account



Extended terms**

Receive 2 billing cycles to pay for new purchases.



Itemized billing with invoice-level details

Track and reconcile transactions by invoice, PO#, job name or date.



No annual fee

Exclusions apply.



Flexible invoicing option

Including pay by invoice capability, e-invoicing integration and optional Net Terms with daily invoicing.



Online 24/7 self-service

Add/delete authorized users, manage account information, manage credit limits, view monthly statements, download transactions and more.



365-day returns²

Exclusions apply.



WEBSITE AND NEWSLETTER ADVERTISING

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 includes all pages including the front page.

Option 2--The **newsletter** is \$680 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.

[Click here to advertise!](#)



[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](#)

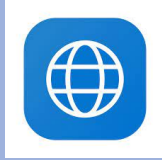
Create an account for NAHB. [Register | NAHB](#)

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- June 11th, 5-7pm

Place- Brazen Brewing, Lancaster

Sponsor- Premium Mortgage

Event-Thirsty Thursday

Date- July 9th, 5-7pm

Place- California Closets Showroom,
5350 Main St. Williamsville

**Enjoy "Music on Main"/California
Closets Showroom/Food Trucks**

Sponsor- California Closets

Event- Annual Golf Outing

Date- August 4th, Tuesday

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

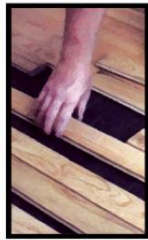
2026 → BE A SPONSOR

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

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. 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

HBArebates.com

info@HBArebates.com

866.849.8400

@HBArebates



MANUFACTURERS



Building Permits for New Residential Single-Family Construction

2025 SINGLE FAMILY HOME PERMITS

2026 SINGLE FAMILY HOME PERMITS

March

Amherst-11
 Buffalo-7
 Cheektowaga-6
 Clarence-21
 Grand Island-21
 Hamburg-13
 Lancaster-4
 Orchard Park-15
 West Seneca-3
Total-101

March

Amherst-8
 Buffalo-7
 Cheektowaga-17
 Clarence-18
 Grand Island-15
 Hamburg-7
 Lancaster-7
 Orchard Park-8
 West Seneca-7
Total-94



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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