

## TABLE OF CONTENTS

### 2026 Inauguration-RECAP

Welcome New Members

NYSBA-News Brief- Gas Ban & WELANDS

Government Affairs Corner

Empire Building Awards-Deadline 3/8

2026 Website/Newsletter Advertising Open

Thirsty Thursday Sponsors-July & September Open

Building Materials and Tariffs

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



**Thursday, February 12th, 5:00pm - 7:00pm  
Giancarlo's Sicilian Steakhouse-Centro Room.**

**Great turnout with fantastic company. We are looking forward to another successful year. Let's see what the BNBA in 2026 brings to you and the Home Building Industry. Thank you for being part of the BNBA!**

**Thank you to the dignitary's who came and those that spoke:**

Supervisor Shawn Lavin, Supervisor Patrick Casilio, Assemblyman Bill Conrad, Assemblyman Patrick Chludzinski, Assemblyman Paul Bologna, Director of Communications of the NYS Senate Matthew Mosher, Senator Robert Ortt, Chief of Staff Keith Bryan, Congressman Nick Langworthy.

**Congratulations to the 2026 Executive Committee**

President Phil Nanula  
Vice President Mark Longo  
Secretary Frankie Sardina  
Treasurer Jeff Naab  
Presidential Appointee Mark Lotterer  
Immediate Past President Andrew Romanowski

**Thank You Sponsors!**

**2FindYourHome Professional Photography Services**  
**Alliance Homes-\*Silver Sponsor**  
**Andersen Windows**  
**Block, Longo, LaMarca & Brzezinski, P.C.\* Silver Sponsor**  
**Budget Blinds**  
**Buffalo Granite and Marble-\*Gold Sponsor**  
**California Closets**  
**Chicago Title-\*Silver Sponsor**  
**Essex Homes of WNY**  
**Forbes Capretto Homes- \*Silver Sponsor**  
**Greenman-Pedersen, Inc.**  
**Hamburg Overhead Door**  
**Home Insulation and Supply, Inc.**  
**J Pearce and Son Inc.**  
**Kitchen Advantage**  
**MJ Peterson-Tucker Homes, LLC -\*Silver Sponsor**  
**M P Carol Hardwood National Lumber**  
**Natale Building Corp.**  
**National Fuel Gas - \*Silver Sponsor**  
**NFP Insurance**  
**Pella Windows & Doors**  
**Premium Mortgage**  
**Regency Builders LLC- \*Silver Sponsor**  
**Siewert Equipment**  
**The Marrano/Marq Equity Corp. -\*Silver Sponsor**  
**Wilson Environmental Technologies, Inc.**  
**Wm. Schutt & Associates, P.C.**  
**WNY Plumbing Co. Inc.**

**This is a great time to be a member, [Join Today!](#)**

# Welcome

**NEW MEMBER**

Matthew Carrier

[Calato Stone](#)

Aric Greco

[Forbes Capretto Homes](#)

Jackie Nightingale

[Bank on Buffalo](#)

Patrick McNamara

[R.E. McNamara](#)

Aaron Romanowski

[Alliance Homes](#)



**NYSBA NEWS BRIEF**

From the Gas Ban to the DEC Wetland Lawsuit - Get the latest information!

[NYSBA NEWS BRIEF: Updates on the Gas Ban and DEC Wetlands Lawsuits](#)

**Gas Ban**-A few key issues that were discussed were explored during the argument:

• The judges questioned how an appliance could be tested for “zero” energy use if gas is prohibited. Our counsel explained that, while testing is theoretically possible, the laws effectively impose an unattainable standard because appliances with any labeled energy use above zero are prohibited.

• Judge Perez pressed opposing counsel on whether setting an “unobtainable limit” would be preempted under federal law. When they agreed that it would, she followed up by asking how that differed from setting the limit at zero. Opposing counsel struggled to provide a coherent distinction.

**Wetlands-** Arguments were presented as follows:

- SEQRA and SAPA: Rob Rosborough (Whiteman Osterman & Hanna)
- Due Process: Bill Hurst (counsel in the first Chautauqua Lake proceeding)
- Arbitrary and Capricious Standard: Alita Guida (counsel to the New York Construction Materials Association and counsel in the second Chautauqua Lake proceeding)



**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 has been several key positions changes in some of the towns. Either in person or zoom meetings will be scheduled with Amherst, Hamburg, and Clarence. As

far as a few Niagara County towns would include Wheatfield and Lockport. These meetings have a goal to keep communication open and discuss any issues on either side to help make permits, zoning, and infrastructure building smoother. Ken Zollitsch is working on Clarence regarding zoning changes. A meeting within 3 to 4 weeks is anticipated.

- o Along with town meetings, the water authority would be another area where there may be a meeting. Engineering members and members that are lawyers should attend this meeting.

- o Phil has been talking with Brian Long from National Grid in regards to load sheets and the electric need in certain developments. Phil will keep us posted on this.

### **State and National**

- o International Builders Show is Feb. 17-19<sup>th</sup>. Phil's sons will be attending the show representing Essex Homes.

- o Jim Marrano's father is going to speak with a person close to the Governor. He is anticipating talking about several issues that are affecting the Builders. Sprinkles and the Gas Ban are just a few of the topics. Jim will keep us updated on this.

- o The Gas Ban is in the Appellate Court and may take months for any action. Congressmen Langworthy will be at the Inauguration this Thursday and will be giving an update on where this stands.

### **New Business**

- o Nothing to Report

### **Old Business**

- o Nothing to Report

**Next Meeting** - The next meeting will be on Monday, March 9th 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](mailto:jennifer@conexbuff.com)

---

**Great news! Deadline has been extended! Now-March 8**



**NYSBA Empire Building Awards: Applications Due**

## Here is your chance-Submit today!

Applications are now due for the **Empire Building Awards, presented by Pella Windows and Doors**—the only statewide awards program dedicated exclusively to celebrating excellence in New York’s homebuilding and residential development industry. Projects completed in 2024 and 2025 are eligible for submission.

Visit [awards.nysba.com](https://awards.nysba.com) to apply.

The ceremony is still on March 26 — and there is still time to have your work on that stage.

ADVERTISE  
**HERE**



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

The ads will be put on the website and/or the newsletter starting February 1st, 2026 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!](#)

Payment must be received before the ad is put on the website or newsletter.

NOTE: After 2/15 any ads that are currently on the website or newsletter will be taken off if not paid for.

# 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.

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***

#### **Thirsty Thursday**

5:00pm to 7:00pm

**Date-** April 9th

**Place-** Big Ditch Brewing

**Sponsor-** The Buffalo News

**Date-** May 21st

**Place-** Grezi-Main St. Snyder

**Sponsor-** M P Carroll Hardwood

National Lumber Company

**Date-** June 11th

**Place-** Brazen Brewing, Lancaster

## 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



### **Will Building Materials include a Tariff?**

Home building materials from President Trump's current and future tariffs and allow importers to apply for tariff exemptions on home building materials that aren't automatically exempted, this is the Housing Tariff Exclusion Act. Since the cost of building a home has increased and home builders are seeing those costs which are passed on to the home owners, what do we expect next?

[More info...](#)



Before Bahman Baviford 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

- All donations stay within Roswell Park to help our patients.
- Donations made at the Donor Center can be directed to a patient at Roswell.
- Roswell transfuses more than 17,000 blood products each year.
- These vital, life-saving blood components cannot be manufactured or substituted.
- Cancer patients are one of the biggest recipients of blood products.
- 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 Baviford'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. \*Monetary Donation is tax deductible.

- 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. 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 Carol Hardwood, B & L Wholesale, 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.



Happy  
BIRTHDAY

March

Andy Fuerstinger

Danielle King

Nicholas LoGrasso

Craig Tschetter

---

## Want To Start Getting Money Back for Products You Already Use?

HBArebates.com



FREE MEMBER BENEFIT OF YOUR STATE & LOCAL HBA

### EASY TO PARTICIPATE!

IF YOU USE ANY OF OUR PARTICIPATING MANUFACTURERS

THE AVERAGE REBATE PER BUILDER/REMODELER COMPANY WHO PARTICIPATED IN 2024 WAS:

# \$1,650.24

- 1 Register
- 2 Submit a Rebate Claim
- 3 Receive a Rebate Check

#### PARTICIPATING MANUFACTURERS



Contact Us:

[HBArebates.com](https://www.HBArebates.com)

866.849.8400  
 @HBArebates



## Building Permits for New Residential Single-Family Construction

\*Looking for new reporting site\*



# 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](mailto:jennifer@conexbuff.com).

Buffalo Niagara Builders Association | 2660 William Street | Cheektowaga, NY 14227 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!