

“THE BIRTHPLACE OF THE STATE OF NEW YORK”  
OFFICE OF THE MAYOR

THOMAS M. ROACH  
MAYOR

t: 914.422.1411  
f: 914.422.1395

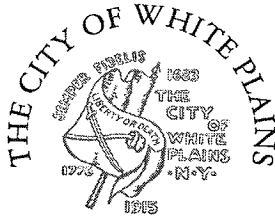
**TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL:**

I hereby make a call for a Special Meeting of the Common Council to be held on Monday, January 27, 2025 at 6:30 p.m. in the Common Council Chambers, Municipal Building, 255 Main Street, White Plains, New York, to: (1) consider a resolution of the Common Council of the City of White Plains approving the application submitted on behalf of T/I/C 280 Ferris Avenue LLC and MIB 1031 LLC for site plan approval for the development of a parking lot on property located at 290 Ferris Avenue, White Plains, New York; (2) hear a presentation on the proposed development of a Buddhist Temple at property known as 1 Sycamore Lane; (3) discuss (a) the proposed fee schedule for Recreation and Parks programs to be effective March 1, 2025; (b) capital projects related to Rolling Stock Acquisition Heavy Duty Vehicles and Equipment FY25, Miscellaneous Sanitary Sewer FY25, Renovations to Fire Facilities FY25, 99 Church Street Improvements, Brookfield Commons Phase 3 Improvements; (c) the acceptance of a parcel of land on Ferris Avenue from Westchester County; and (4) consider a motion to enter into executive session to discuss the potential settlement of the claim of *Syed Hasnain v. The City of White Plains*.

Sincerely,

Thomas M. Roach  
Mayor

DATED: January 24, 2025



**COMMON COUNCIL  
AGENDA  
SPECIAL MEETING  
JANUARY 27, 2025  
6:30 PM**

**RESOLUTION**

1. Communication from Councilwoman Jennifer Puja and Councilman Ricard Payne regarding the site plan application pertaining to 290 Ferris Avenue, White Plains NY.
2. Communication from the Commissioner of Public Works
3. Resolution of the Common Council of the City of White Plains approving the application submitted on behalf of T/I/C 280 Ferris Avenue LLC and MIB 1031 LLC for site plan approval for the development of a parking lot on property located at 290 Ferris Avenue, White Plains, New York.

**PRESENTATION**

4. Proposed development of a Buddhist Temple at property known as 1 Sycamore Lane.

**DISCUSSION**

5. Proposed Fee Schedule for Recreation and Parks programs to be effective March 1, 2025.
6. Capital Projects:
  - Rolling Stock Acquisition Heavy Duty Vehicles and Equipment FY25
  - Miscellaneous Sanitary Sewer FY25
  - Renovations to Fire Facilities FY25
  - 99 Church Street Improvements
  - Brookfield Commons Phase 3 Improvements
7. Acceptance of a parcel of land on Ferris Avenue from Westchester County.

**MOTION**

8. Motion to enter into executive session to discuss the potential settlement of the claim of *Syed Hasnain v. The City of White Plains*.





# **BUDDHIST TEMPLE**

## **1 SYCAMORE AVENUE**





# PROJECT TEAM

OWNER  
**DRO GAH SANG FOUNDATION**

ATTORNEY  
**ZARIN & STEINMETZ LLP**

ARCHITECT  
**DIMOVSKI ARCHITECTURE PLLC**

CIVIL ENGINEER  
**HUDSON ENGINEERING & CONSULTING, P.C.**

LANDSCAPE ARCHITECT  
**BENEDEK & TICEHURST, LANDSCAPE  
ARCHITECTS & SITE PLANNERS, P.C.**

WETLANDS CONSULTANT  
**PAUL J. JAEHIG, WETLANDS AND SOILS  
CONSULTANT**

TRAFFIC ENGINEER  
**DTS PROVIDENT, INTELLIGENT LAND USE**





**AERIAL PHOTO**

FOR  
**THE BUDDHIST TEMPLE**  
1 SYCAMORE LANE WHITE PLAINS, N.Y.

Scale: 1" = 80'-0"

Drawn: E.F.

Date: AUGUST 13, 2024

**Revisions:**

Date	Item

**BENEDEK & TIGHEURST**  
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.  
448H Old Post Road, Bedford Village, New York 10506  
P. 914.234.8866 / F. 914.234.6862  
www.b.tlandarch.com  
Member-American Society of Landscape Architects

Drawing Number:

**PH-1**





**AERIAL PHOTO**  
FOR  
**THE BUDDHIST TEMPLE**  
1 SYCAMORE LANE WHITE PLAINS, N.Y.

Scale: 1" = 80'-0"  
Drawn: E.F.  
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Drawing Number:  
**PH-1**







ZONING ANALYSIS

ZONING DATA TABLE			
R1-30			
UPDATE 11/08/24			
Address: 1 Sycamore Lane			
S/B/L: 138.07/12/11			
Municipality: City of White Plains			
Zoning District: R1-30			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
PERMITTED PRINCIPAL USE		One family dwelling	Church (Temple)
PERMITTED ACCESSORY USE		Swimming pool, tennis court, open parking	Parish rectory, open parking, religious school
SPECIAL PERMIT USE			Gallery, tearoom, gifts
MAXIMUM BUILDING COVERAGE (u)			
All Buildings	20% or 8000 sf Max	1.7%/2600 SF	4.5%/7,840 SF
Main Building	14% or 5000 sf Max	1.5%/2630 SF	2.2%/3800 SF
Accessory Buildings	5%	0.14%/250 FT (Pool house)	2.3%/4040 SF
MAXIMUM FAR (u)			
	0.3	0.026	0.08
MINIMUM LOT DIMENSIONS			
Area/Lot Size	30,000 SF	173,548 SF / 3.9841 acres	No Change
Dwelling Unit	30,000 SF	173,548 SF	No Change
Frontage	150 FT	over 300 FT	No Change
Depth	150 FT	over 385 FT	No Change
MINIMUM REQUIRED YARDS			
Front	75 FT	77 FT	178.7 FT
One Side	25 FT	106.8	68.9 FT
Two Sides	50 FT	235.2 FT	268.5 FT
Rear	30 FT	252.3 FT	142.2 FT
MAXIMUM HEIGHT			
Feet	35 FT	under 35 FT	34'-6" FT
Stories	2.5	2.5	2.5
ACCESSORY STRUCTURES			
Maximum Height	15 FT	under 15 FT	see below
Distance from Main Building	20 FT	182.7 FT	see below
Side Yard	10 FT	196.7 FT	see below
Rear Yard	15 FT	80.1 FT	see below
PARKING REQUIREMENT			
SEMI-PUBLIC Churches or other places of worship, including Sunday schools or other similar religious schools and/or other "uses" accessory to churches or other places of worship not otherwise listed	As per 10/08/24 Review: 55 required	NA	37
Parish houses or rectories	2 per use	2	0
Corner Lot Set back	75 FT	NA	20.5 FT
	75 FT	NA	9.8 FT
Wetlands Buffer Encroachment	100 FT	NA	Within Buffer

	REQUIRED	EXISTING Pool House (to be removed)	PROPOSED Parish Rectory	PROPOSED Tibetan Artifacts	PROPOSED Pagoda
ACCESSORY STRUCTURES					
Maximum Height	15 FT	under 15 FT	26.5 FT**	11.98 FT	15 FT*
Distance from Main Building	20 FT	182.7 FT	145.7 FT	33 FT	221.1 FT
Side Yard	10 FT	196.7 FT	128.4 FT	122.8 FT	72.2 FT
Rear Yard	15 FT	80.1 FT	252.3 FT	182.4	287.6 FT

\*Code Section 4.4.15 Exceptions to "Height" Limitations: 4.4.15.2 Church spires, monuments, where not used for human occupancy. \*\*Not required as per 7/30/24 Denial Letter - for RECORD Existing single-family dwelling becomes an accessory (permitted use of Parish Rectory) and will now be a non-conforming structure.



1 ARCHITECTURAL SITE PLAN - PROPOSED  
SCALE: 1" = 20'-0"

DRO GAH SANG  
FOUNDATION  
BUDDHIST TEMPLE

1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

ARCHITECT

**dimovskiarchitecture**  
59 Kensico Road, Thornwood, NY 10594  
(914) 747-3500 | (914) 747-3588 fax  
www.dimovskiarchitecture.com

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3.		
2.	ISSUED TO COMMON COUNCIL	01/10/25
NO.	REVISION/ISSUE	DATE

SEAL

PROJECT  
**BUDDHIST TEMPLE**  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

DATE:	12/12/2024
PROJECT NO:	DA 23109
DRAWN BY:	YK
CHECKED BY:	PD
SCALE:	AS NOTED

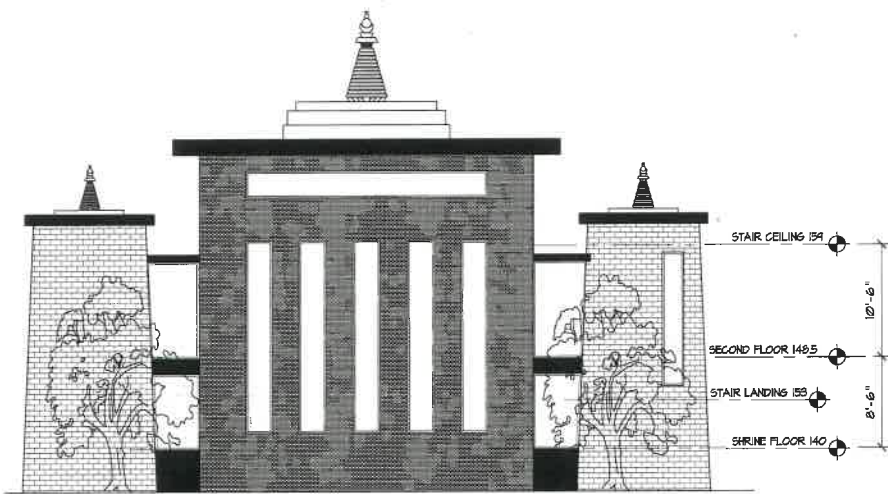
DRAWING TITLE  
**BUDDHIST TEMPLE  
SITE PLAN &  
ZONING ANALYSIS**

SHEET NO.  
**A-100**





TEMPLE AND ARTIFACTS BUILDING - VIEW |  
NTS



5 REAR ELEVATION (FACING WETLANDS)  
SCALE: 1/8" = 1'-0"



6 SIDE ELEVATION (FACING BROOK)  
SCALE: 1/8" = 1'-0"

**DRO GAH SANG  
FOUNDATION**  
BUDDHIST TEMPLE

1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

ARCHITECT

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SEAL

PROJECT  
**BUDDHIST  
TEMPLE**  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

DATE:	12/12/2024
PROJECT NO:	DA 23109
DRAWN BY:	YK
CHECKED BY:	PD
SCALE:	AS NOTED

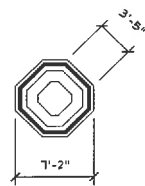
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**TEMPLE BUILDING  
RENDERING &  
ELEVATIONS**

SHEET NO.  
**A-102**

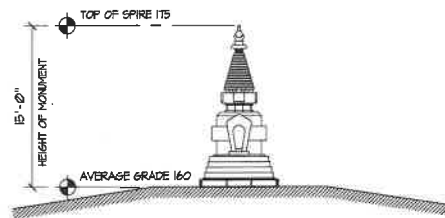




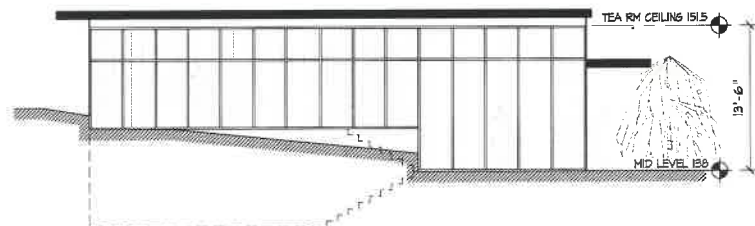
TEMPLE AND ARTIFACTS BUILDING - VIEW 2  
NTS



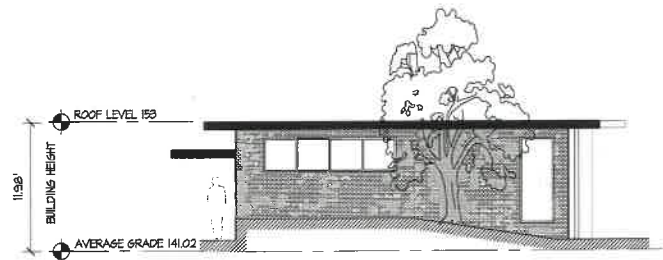
8 PLAN OF PAGODA  
SCALE: 1/8" = 1'-0"



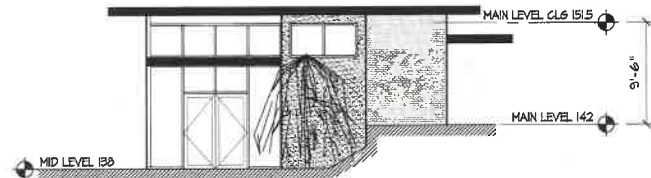
7 ELEVATION OF PAGODA  
SCALE: 1/8" = 1'-0"



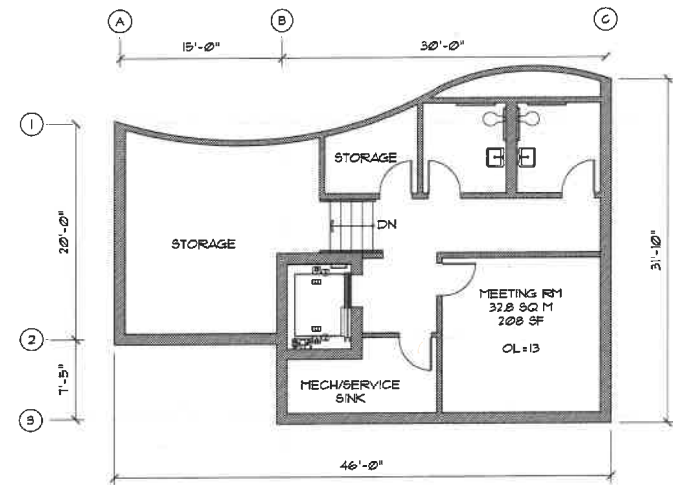
5 REAR ELEVATION (FACING WETLANDS)  
SCALE: 1/8" = 1'-0"



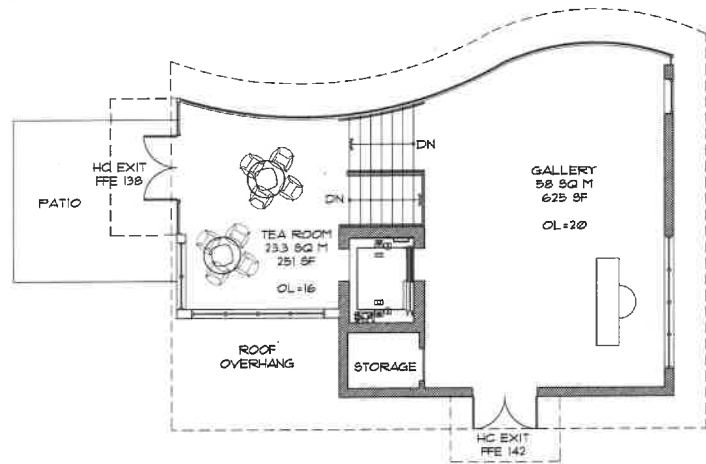
6 RIGHT ELEVATION (FACING PARKING LOT)  
SCALE: 1/8" = 1'-0"



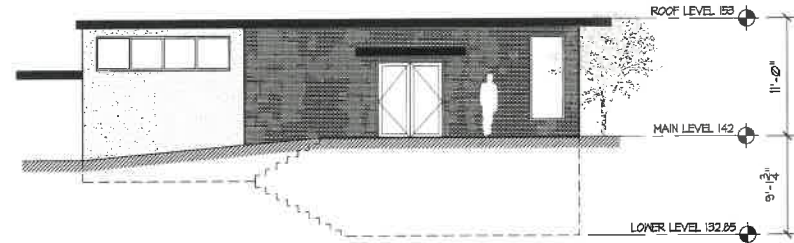
4 LEFT ELEVATION (FACING TEMPLE)  
SCALE: 1/8" = 1'-0"



2 LOWER LEVEL PLAN  
SCALE: 1/8" = 1'-0"



1 MAIN LEVEL & MID LEVEL PLAN  
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION (FACING ROAD)  
SCALE: 1/8" = 1'-0"

**DRO GAH SANG  
FOUNDATION**  
BUDDHIST TEMPLE  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

ARCHITECT  
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NO.	REVISION/ISSUE	DATE

SEAL

PROJECT  
**BUDDHIST  
TEMPLE**  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

DATE: 12/12/2024  
PROJECT NO.: DA Z5109  
DRAWN BY: YK  
CHECKED BY: PD  
SCALE: AS NOTED

DRAWING TITLE  
**ARTIFACTS BUILDING  
& PAGODA  
PLANS &  
ELEVATIONS**

SHEET NO.  
**A-103**



DRO GAH SANG  
FOUNDATION

BUDDHIST TEMPLE

1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

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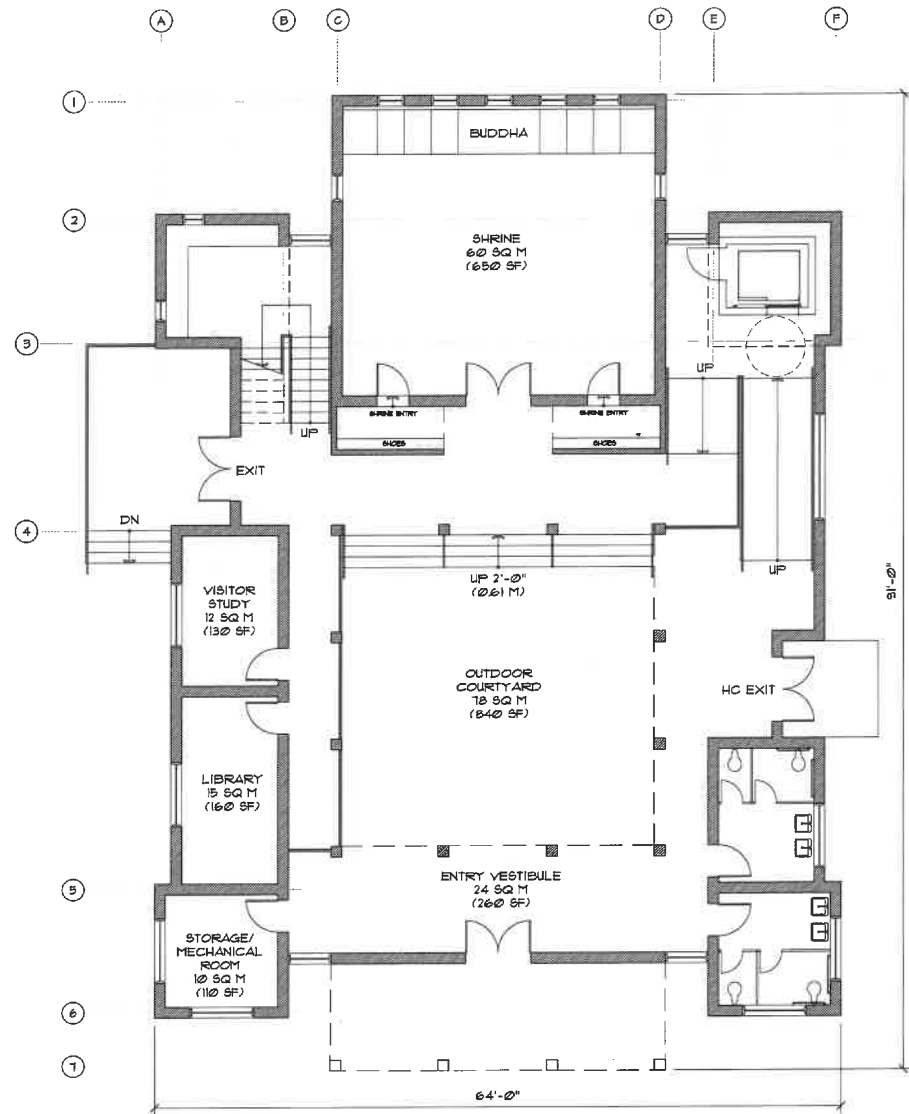
SEAL

PROJECT  
**BUDDHIST  
TEMPLE**  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

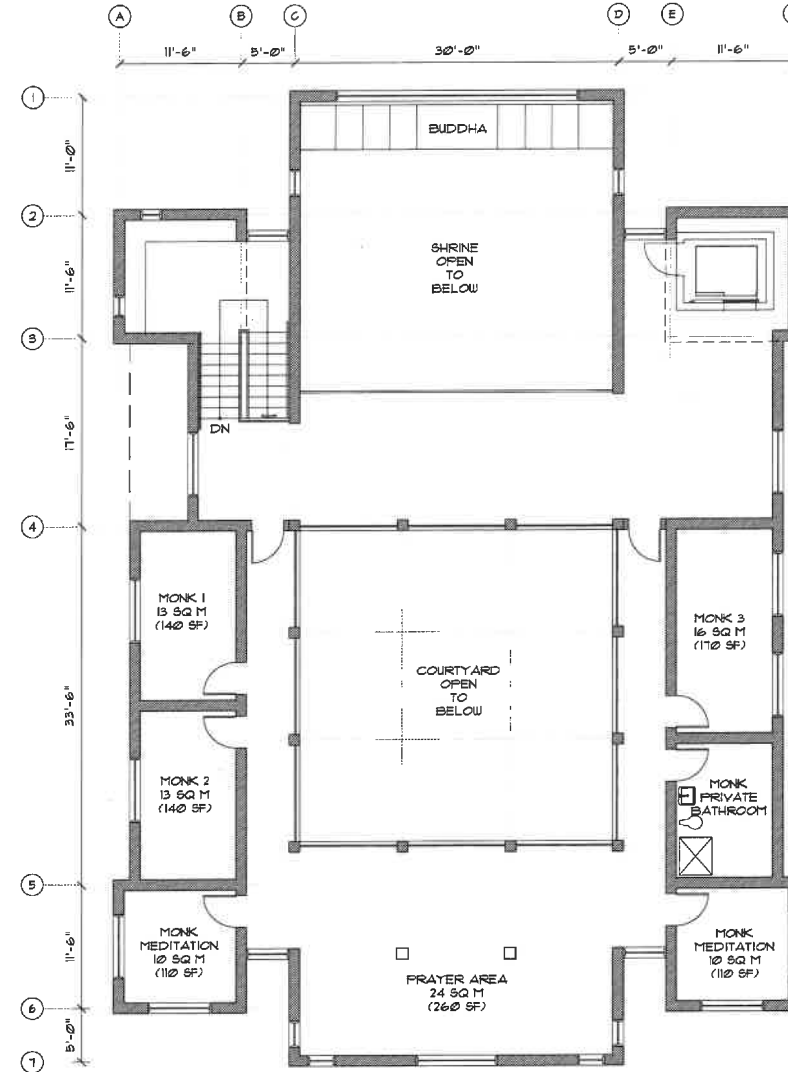
DATE: 12/12/2024  
PROJECT NO: DA 23109  
DRAWN BY: YK  
CHECKED BY: PD  
SCALE: AS NOTED

DRAWING TITLE  
**TEMPLE BUILDING  
PLANS &  
ELEVATIONS**

SHEET NO.  
**A-101**



1 MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION (FACING ROAD)  
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION (FACING ARTIFACTS BUILDING)  
SCALE: 1/8" = 1'-0"



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FOUNDATION  
BUDDHIST TEMPLE

1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

ARCHITECT

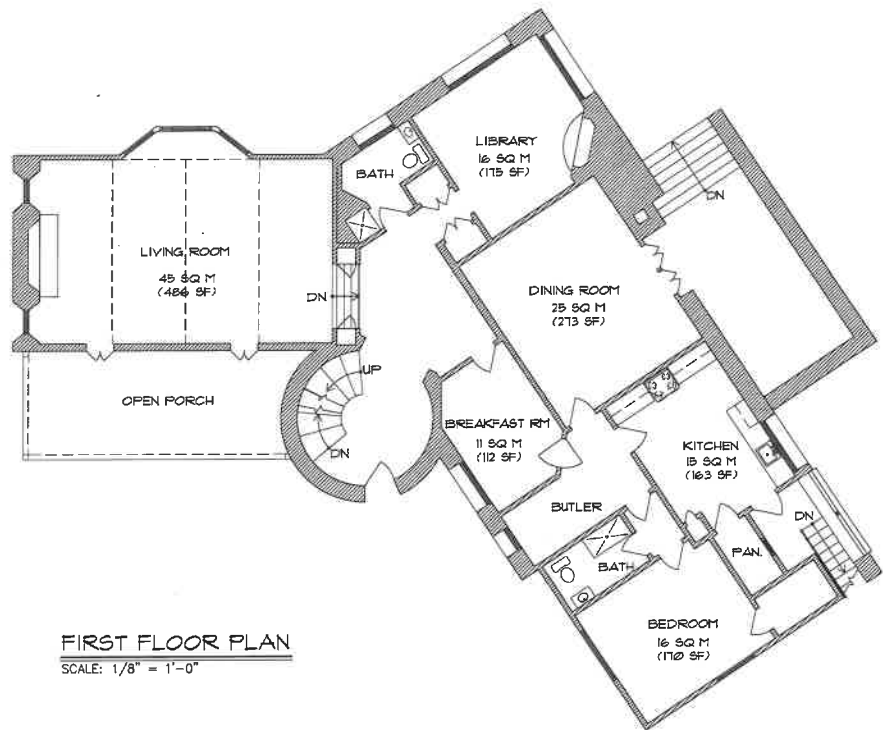
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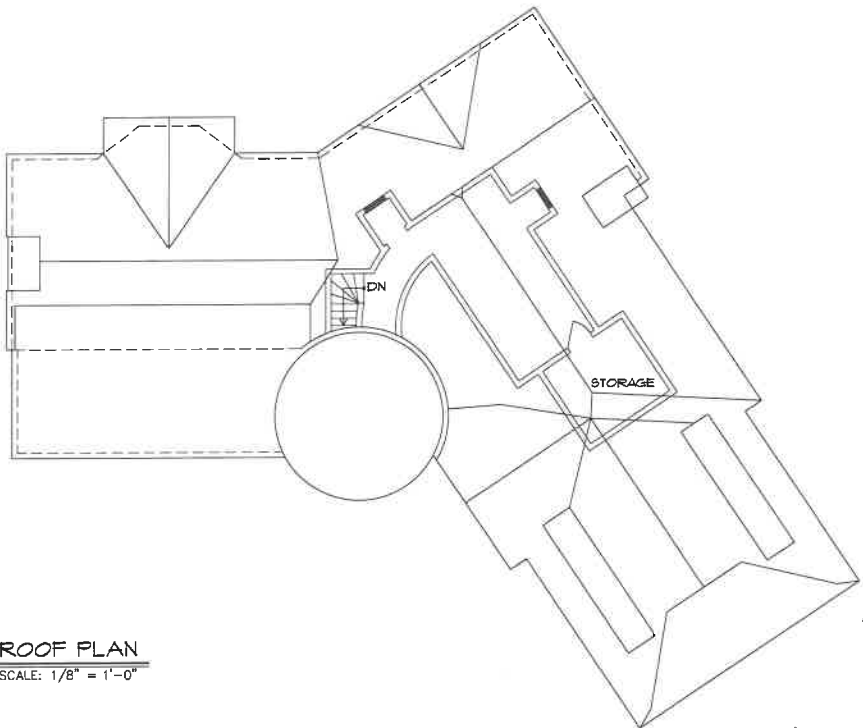
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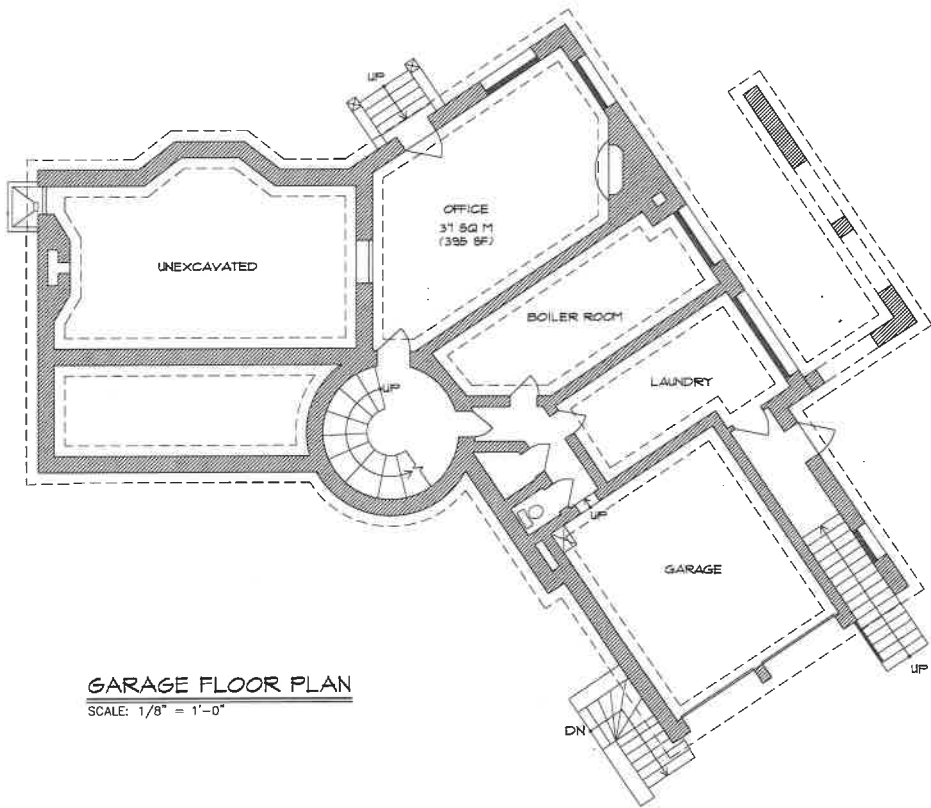
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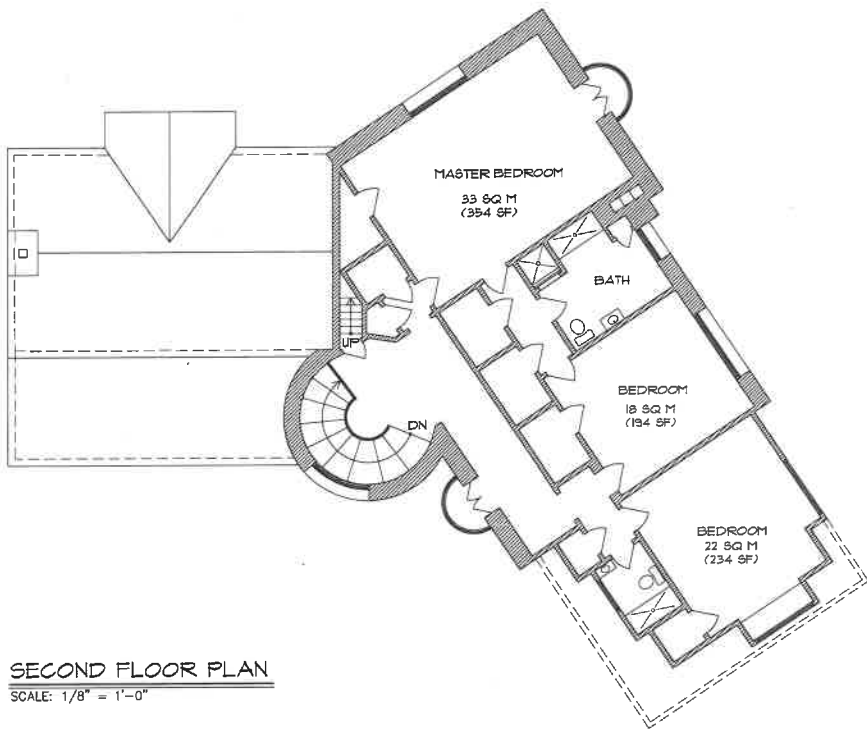
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



ROOF PLAN  
SCALE: 1/8" = 1'-0"



GARAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

3.		
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SEAL

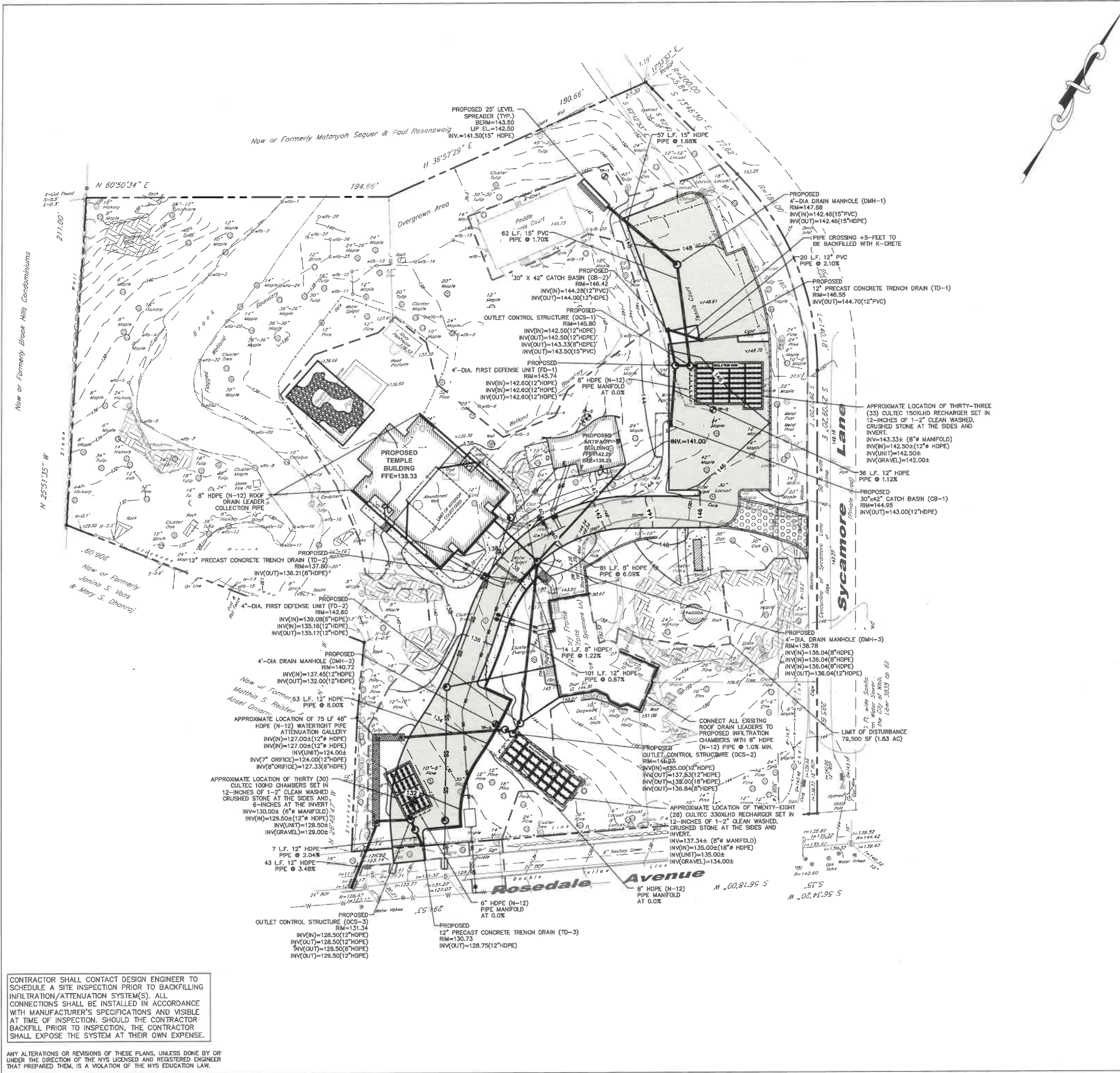
PROJECT  
**BUDDHIST  
TEMPLE**  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

DATE: 12/12/2024  
PROJECT NO: DA 23109  
DRAWN BY: YK  
CHECKED BY: PD  
SCALE: AS NOTED

DRAWING TITLE  
PARISH RECTORY  
EXISTING BUILDING  
PLANS  
FOR REFERENCE ONLY

SHEET NO.  
**A-104**





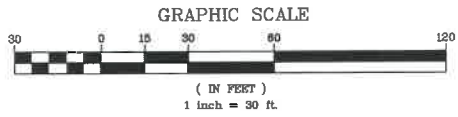
LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED GRASSPAVE SURFACE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN INLET
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE

TEST HOLE DATA:

- TEST HOLE #1  
DEPTH - 54"  
0-12" TOPSOIL  
12-54" SILTY LOAM  
GROUNDWATER @ 54"  
NO LEDGE ROCK
- TEST HOLE #2  
DEPTH - 96"  
0-12" TOPSOIL  
12-48" SILTY LOAM  
48-96" SANDY LOAM  
NO GROUNDWATER  
NO LEDGE  
PERC. = 6 INCHES/HOUR
- TEST HOLE #3  
DEPTH - 36"  
0-12" TOPSOIL  
12-36" SILTY LOAM  
GROUNDWATER @ 36"  
NO LEDGE
- TEST HOLE #4  
DEPTH - 96"  
0-12" TOPSOIL  
12-72" SANDY LOAM  
72-96" MIXED SANDS  
NO GROUNDWATER  
NO LEDGE  
= 30 INCHES/HOUR
- TEST HOLE #5  
DEPTH - 72"  
0-12" TOPSOIL  
12-72" SANDY LOAM  
GROUNDWATER @ 72"  
NO LEDGE  
= 30 INCHES/HOUR
- TEST HOLE #6  
DEPTH - 72"  
0-12" TOPSOIL  
12-72" SILTY LOAM  
GROUNDWATER @ 72"  
NO LEDGE

EXISTING INFORMATION SHOWN HEREON  
TAKEN FROM A SURVEY PREPARED BY  
WARD CARPENTER ENGINEERS INC.



CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO  
SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING  
INFILTRATION/ATTENUATION SYSTEM(S). ALL  
CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE  
WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE  
AT TIME OF INSPECTION. SHOULD THE CONTRACTOR  
BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR  
SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR  
UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER  
THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

DRO GAH SANG  
FOUNDATION  
BUDDHIST TEMPLE

1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

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3.		
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NO.	REVISION/ISSUE	DATE



PROJECT  
BUDDHIST  
TEMPLE  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

DATE:	12/12/2024
PROJECT NO:	DA 23109
DRAWN BY:	TK
CHECKED BY:	MS
SCALE:	1" = 30'

DRAWING TITLE  
STORMWATER  
MANAGEMENT PLAN

SHEET NO.  
C-5





**EVERGREEN SCREENING**

Abies concolor  
White Fir

Picea abies  
Norway Spruce

Thuja standishii plicata  
Green Giant Arborvitae

PLANT LIST			
QTY	INITIALS	BOTANICAL NAME	COMMON NAME
<b>EVERGREEN SCREENING</b>			
36	AC	Abies concolor	White Fir
23	PA	Picea abies	Norway Spruce
34	TSP	Thuja standishii plicata	Green Giant Arborvitae
<b>SHADE TREES</b>			
1	ASH	Acer saccharum 'Green Mountain'	Sugar Maple
1	QR	Quercus rubra	Red Oak
1	NS	Nyssa sylvatica	Sour Gum
<b>ORNAMENTAL TREES</b>			
2	CF	Cornus florida	Flowering Dogwood
2	PSF	Prunus x 'Snofozan'	Snow Fountain Cherry
1	PSK	Prunus serrulata 'Kanzan'	Kanzan Cherry

**NOTE:**  
REFER TO DRAWING L-101 FOR WETLAND MITIGATION PLANTING.

**LEGEND**

- LIMIT OF FLAGGED WETLANDS
- 50'-0" WETLAND SETBACK LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING TREE TO BE REMOVED
- WET MEADOW
- UPLAND MEADOW

**SHADE TREES**

Acer rubrum  
Red Maple

Acer saccharum  
Sugar Maple

Quercus rubra  
Red Oak

Nyssa sylvatica  
Sour Gum

**ORNAMENTAL TREES**

Cornus florida  
Flowering Dogwood

Prunus x 'Snofozan'  
Snow Fountain Cherry

Prunus serrulata 'Kanzan'  
Kanzan Cherry

**DRO GAH SANG FOUNDATION**  
BUDDHIST TEMPLE  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

ARCHITECT  
**dimovskijarchitecture**  
59 Kensico Road, Thornwood, NY 10594  
(914) 747-3500 | (914) 747-3558 fax  
www.dimovskijarchitecture.com

CIVIL ENGINEER  
**HEC HUDSON**  
ENGINEERING  
CONSULTING, P.C.  
415 KENNEDY BLVD., SUITE 200  
ROSELAND, NEW YORK 10583  
P. 914.234.8882 F. 914.234.8882  
www.btlndarch.com  
Member American Society of Landscape Architects

LANDSCAPE ARCHITECT  
**BENEDEK & TIGHEURST**  
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.  
448 Old Post Road, Bedford Village, New York 10506  
P. 914.234.8882 F. 914.234.8882  
www.btlndarch.com  
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3.		
2.		
1.	ISSUED TO COMMON COUNCIL	1/10/25
NO.	REVISION/ISSUE	DATE



PROJECT  
**BUDDHIST TEMPLE**  
1 SYCAMORE LANE  
WHITE PLAINS, NY 10605

DATE:	1/10/25
PROJECT NO:	DA 23109
DRAWN BY:	E.F.
CHECKED BY:	G.T.
SCALE:	1" = 30'-0"

DRAWING TITLE  
**LANDSCAPE PLAN**

SHEET NO.  
**L-100**



