



Town of Deerpark Planning Board Application

1. IDENTIFY TITLE OF PROJECT THE LYNX AT RIVER BEND GOLF CLUB

2. OWNER OF PROJECT TO BE REVIEWED:

NAME: THE LYNX AT RIVER BEND CLUB, INC.

ADDRESS: 87 NEVERSINK DRIVE, PORT JERVIS, NY 12771

TELEPHONE NUMBER: (845) 858-4653 EMAIL: thelynx@ptd.net

3. WHO WILL APPEAR BEFORE THE PLANNING BOARD TO REPRESENT THIS PROJECT:

OWNER () ENGINEER ☒ SURVEYOR () ATTORNEY ()

OTHER () PLEASE IDENTIFY:

PRINT NAME: JOHN D FULLER, PE

ADDRESS: 4 SOUTH STREET, PORT JERVIS NY 12771

TELEPHONE NUMBER: (845) 856-1536 EMAIL: johndfullerpe@gmail.com

4. WHO PREPARED SUBDIVISION PLAT OR SITE PLAN:

NAME: JOHN D FULLER PE PC

ADDRESS: 4 SOUTH STREET, PORT JERVIS NY 12771

TELEPHONE NUMBER: (845) 856-1536 EMAIL: johndfullerpe@gmail.com

5. LOCATION OF PROJECT TO BE REVIEWED: 87 NEVERSINK DRIVE

6. ZONE DESIGNATION: NR & RR

7. TAX MAP:
SECTION: 54 BLOCK: 1 LOT(S): 37

8. PURPOSE OF REVIEW:

() SUBDIVISION, NUMBER OF LOTS: _____

☒ SITE DEVELOPMENT PLAN

() LOT LINE CHANGE

9. OTHER: EXPLAIN: _____

10. THE UNDERSIGNED HEREBY REQUESTS CONSIDERATION OF THE ABOVE APPLICATION BY THE TOWN OF DEERPARK PLANNING BOARD.

SIGNATURE OF APPLICANT 

PRINT NAME OF APPLICANT ANDREW KOCH

DATE OF APPLICATION 07/14/2025



Town of Deerpark Planning Board Application

SITE INSPECTION AUTHORIZATION

I HEREBY GIVE PERMISSION TO MEMBERS OF THE PLANNING BOARD OF
THE TOWN OF DEERPARK, THE ENGINEER FOR THE TOWN OF DEERPARK,
THE ATTORNEY FOR THE TOWN OF DEERPARK, OR ANY OF THEIR AGENTS AND/OR ASSIGNS
TO ENTER UPON MY PROPERTY, LOCATED AT 87 NEVERSINK DRIVE,
TOWN OF DEERPARK, STATE OF NEW YORK, COUNTY OF ORANGE.
DESIGNATED UPON THE TAX ROLLS OF THE TOWN OF DEERPARK AS
SECTION 54 BLOCK 1 LOT(s) 37
IN ORDER TO PERSONALLY INSPECT SAID PREMISES IN ORDER TO EVALUATE
THE APPLICATION FOR SUBDIVISION
AFFECTING THE SAID PREMISES.

DATE: 07/14/2025


SIGNATURE OF OWNER OF PROPERTY

ANDREW KOCH
Print Name of Owner of Property



Town of Deerpark Planning Board Application

Notice of Adjoiner's List for a Public Hearing

Dear Town of Deerpark Assessor:

The following Application is before the Planning Board and has a scheduled public hearing date.
Please provide the adjoiner's list for the property address provided below.

Applicant Name: ANDREW KOCH

Owner Name: THE LYNX AT RIVER BEND CLUB INC

Property Address: 87 NEVERSINK DRIVE

Section: 54 Block: 1 Lot(s): 37

Mailing Address: 87 NEVERSINK DRIVE, PORT JERVIS NY 12771

Phone Number: (845) 858-4653

Email Address: thelynx@ptd.net

Fax Number: _____

Thank You,

(Applicant's Signature)

*Scheduled Public Hearing Date: _____

(All certified mailings must be date stamped
10 days prior to the public hearing.)

***Please fill out all information, public hearing date will be filled in by Board Secretary.**

***Public Hearing date will be set by Planning Board after application is submitted.**

****PLEASE EMAIL THE LIST TO johndfullerpe@gmail.com****



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PRE-APPLICATION CONFERENCE INFORMATION & FEES

Engineer Fee Schedule, Hourly Rates:

Principal	\$190.00 per hour
Senior Project Engineer	\$125.00 per hour
Project Manager	\$115.00 per hour
Senior Project Engineer	\$ 90.00 per hour
Project Engineer	\$ 85.00 per hour
Staff Engineer	\$ 80.00 per hour
Jr. Staff Engineer	\$ 60.00 per hour
Land Surveyor / Sr. Technician	\$ 86.00 per hour
Senior Technician CADD Draftsman	\$ 86.00 per hour
CADD Draftsman	\$ 70.00 per hour
Field Technician / Jr. Technician	\$ 65.00 per hour
Administrative Assistant	\$ 62.00 per hour

Expenses

Mileage	\$0.405/mile
Printing	Cost +5%
Approved out of pocket	Cost +5%

I have received a copy of the Town of Deerpark Engineer Fee information

THE LYNX AT RIVER BEND GOLF CLUB

Project Name

Signature:

Date:



Town of Deerpark Planning Board Application

REQUEST FOR APPROVAL OF FIRE CHIEF OF DISTRICT OF PROJECT LOCATION

Applicant: ANDREW KOCH

Location: 87 NEVERSINK DRIVE

Tax Map Parcel: Section: 54, Block: 1, Lot(s): 37

Drawing Entitled: THE LYNX AT RIVER BEND GOLF CLUB

Prepared By: JOHN D FULLER PE PC

Drawing Reviewed: _____ Last Revised: _____

Approved: _____ Denied: _____

Approved with Comments: _____

Additional Comments: _____

Signature
Fire Chief of District of Project Location

Date

c.c: Planning Board, Town of Deerpark
Building Inspector, Town of Deerpark