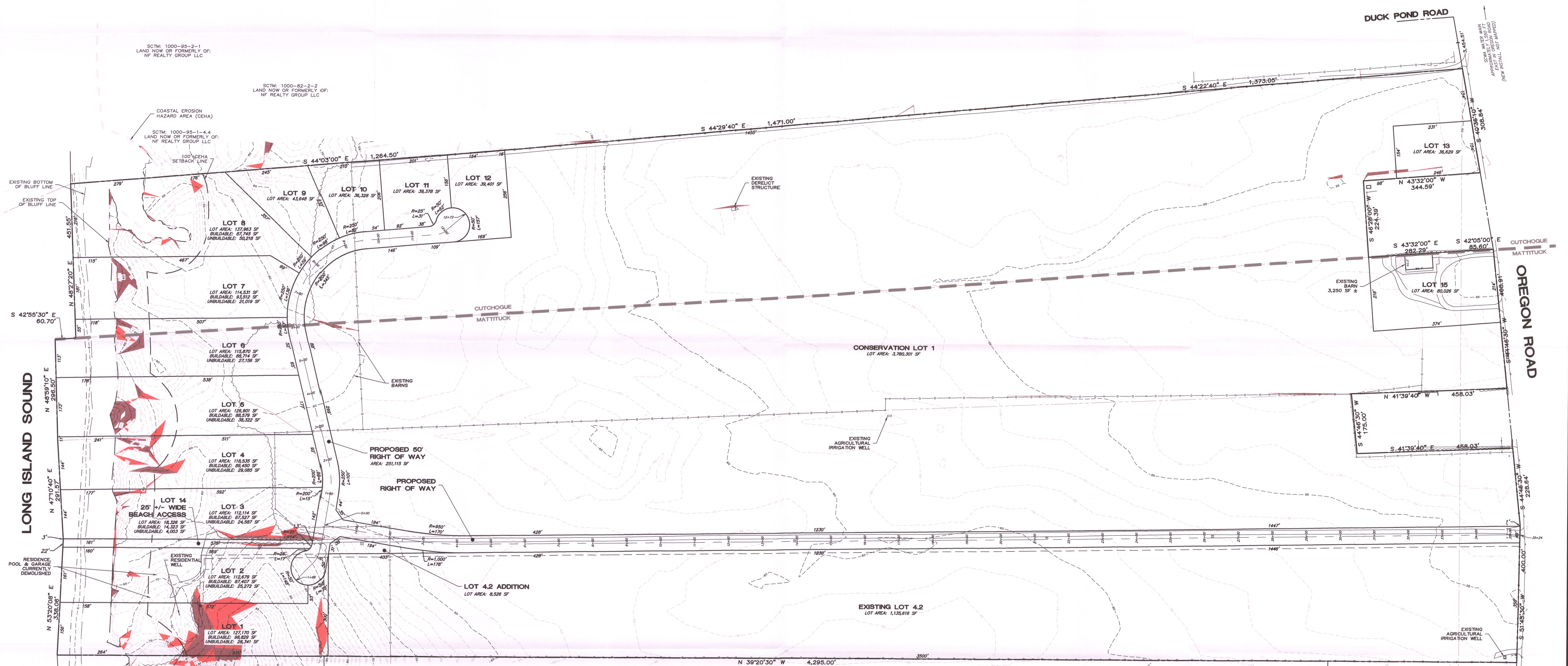
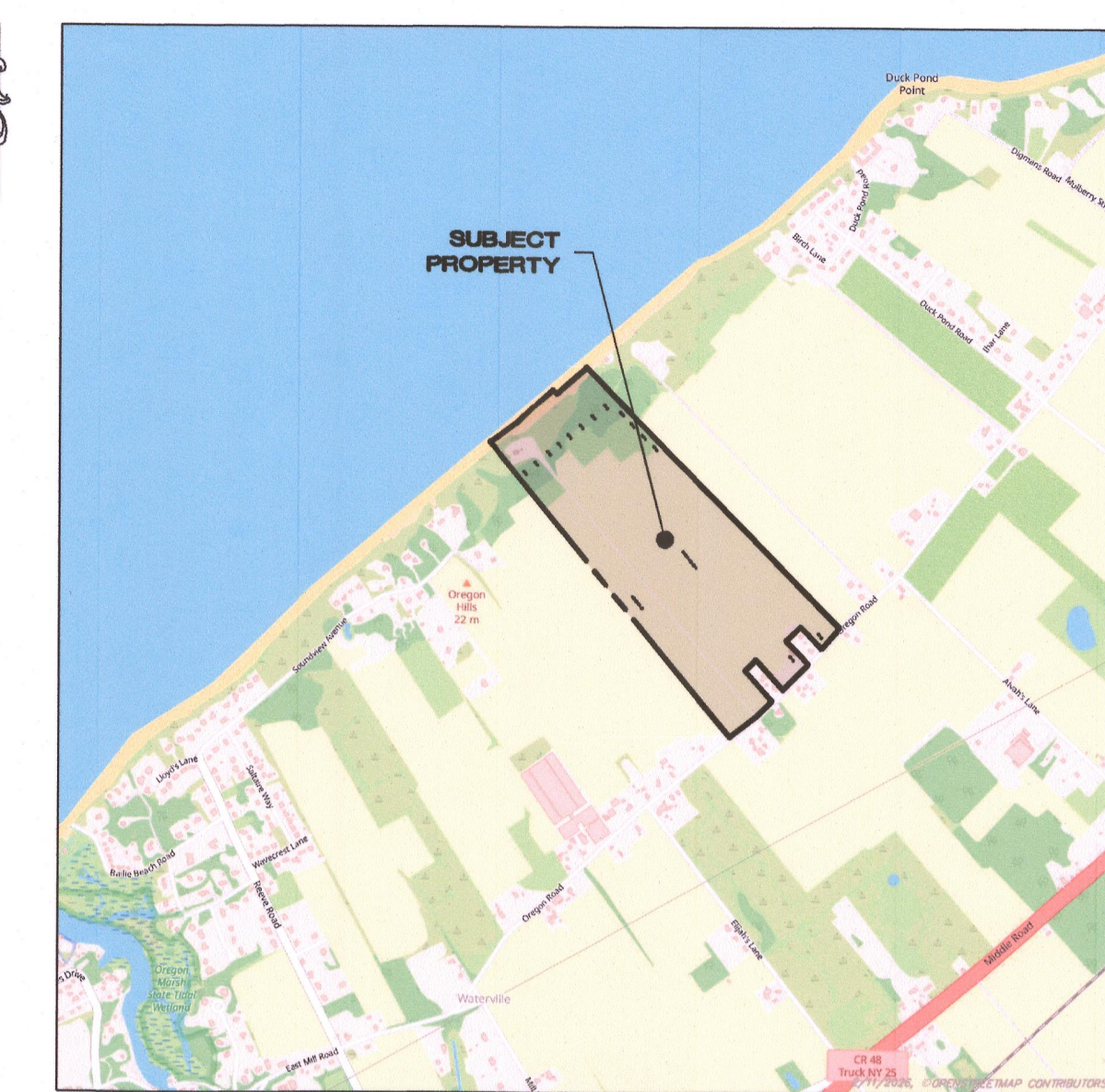
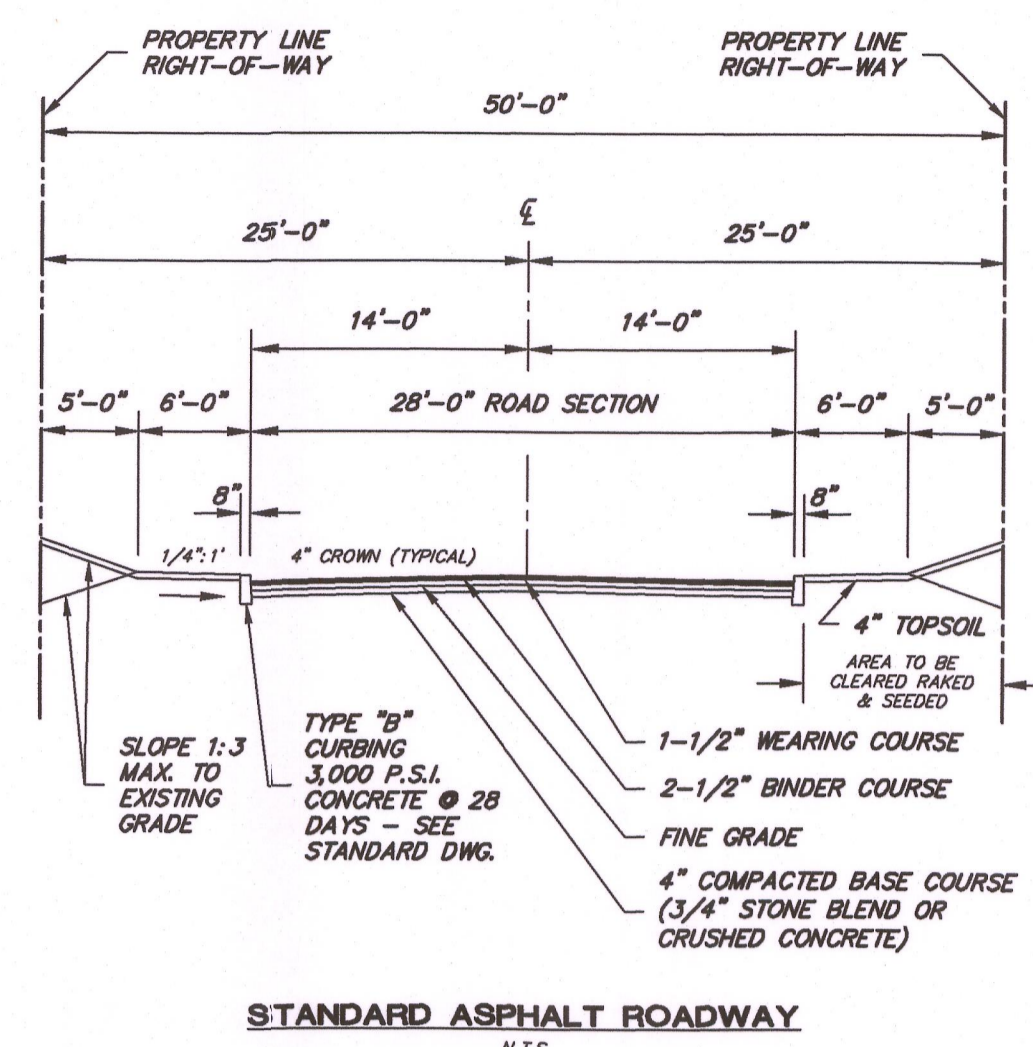


PROPOSED LOT SCHEDULE	LOT #	LOT AREA (SF) (AC)	BUILDABLE AREA (SF) (AC)	UNBUILDABLE AREA (SF) (AC)	UNBUILDABLE TYPE	CONSERVED AREA (SF) (AC)	PROPOSED USE
	LOT 1	127,170 SF (2.92 AC)	98,829 SF (2.27 AC)	28,341 SF (0.65 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 2	112,679 SF (2.59 AC)	87,407 SF (2.01 AC)	25,272 SF (0.58 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 3	112,114 SF (2.57 AC)	87,527 SF (2.01 AC)	24,587 SF (0.56 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 4	118,535 SF (2.72 AC)	89,430 SF (2.05 AC)	29,085 SF (0.67 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 5	126,901 SF (2.91 AC)	86,579 SF (2.03 AC)	38,322 SF (0.88 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 6	115,870 SF (2.66 AC)	88,774 SF (2.04 AC)	27,096 SF (0.62 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 7	114,531 SF (2.63 AC)	83,512 SF (2.15 AC)	31,019 SF (0.71 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 8	137,963 SF (3.17 AC)	87,745 SF (2.01 AC)	50,218 SF (1.15 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 9	43,648 SF (1.00 AC)	43,648 SF (1.00 AC)	---	---	---	RESIDENTIAL
	LOT 10	36,328 SF (0.83 AC)	36,328 SF (0.83 AC)	---	---	---	RESIDENTIAL
	LOT 11	39,378 SF (0.90 AC)	39,378 SF (0.90 AC)	---	---	---	RESIDENTIAL
	LOT 12	39,401 SF (0.90 AC)	39,401 SF (0.90 AC)	---	---	---	RESIDENTIAL
	LOT 13	36,629 SF (0.84 AC)	36,629 SF (0.84 AC)	---	---	---	RESIDENTIAL
	LOT 14 BEACH ACCESS	18,326 SF (0.42 AC)	14,303 SF (0.33 AC)	4,003 SF (0.09 AC)	SEAWARD OF CEHA	---	RESIDENTIAL
	LOT 15 CONSERVATION PLOT 1	80,028 SF (1.84 AC)	80,028 SF (1.84 AC)	---	---	---	CONSERVATION FARM DEVELOPMENT LOT
	CONSERVATION LOT 1	3,780,301 SF (86.78 AC)	---	---	---	---	CONSERVATION LOT
	PROPOSED ROAD	251,115 SF (5.78 AC)	251,115 SF (5.78 AC)	---	---	---	---
	MODIFIED LOT 4.2	1,144,142 SF (26.27 AC)	---	1,135,619 SF (26.07 AC)	EXISTING CONSERVATION	6,526 SF (0.20 AC)	EXISTING CONSERVATION & ADDITION
	TOTAL	6,435,057 SF (147.73 AC)	5,262,611 SF (28.99 AC)	1,383,619 SF (31.76 AC)	---	---	---



PRELIMINARY DRAINAGE CALCULATIONS
LOT DRAINAGE
 -STORAGE PROVIDED FOR A 2" RAINFALL FOR EACH LOT.
 -EACH LOT IS CALCULATED FOR ITS MAXIMUM IMPERVIOUS AREA OF 20% OF ITS BUILDABLE AREA.

1 AC LOTS - 44,000 SF LOTS
 STORAGE REQUIRED FOR EACH 1 AC LOT:
 IMPERVIOUS: 8,800 SF x 2 1/2" x 1.0 = 1,467 CF
 LANDSCAPING: 35,200 SF x 2 1/2" x 0.2 = 2,640 CF
 TOTAL
 USE (6) - 8 1/2" x 12" DEEP DRYWELL (2,785 CF PROVIDED)

2 AC LOTS - 82,000 SF LOTS
 STORAGE REQUIRED FOR EACH 1 AC LOT:
 IMPERVIOUS: 16,400 SF x 2 1/2" x 1.0 = 1,067 CF
 LANDSCAPING: 71,600 SF x 2 1/2" x 0.2 = 2,451 CF
 TOTAL
 USE (11) - 8 1/2" x 12" DEEP DRYWELL (5,570 CF PROVIDED)

RIGHT OF WAY DRAINAGE
 -STORAGE PROVIDED FOR A 6" RAINFALL IN THE RIGHT OF WAY.
 -RUNOFF FROM PROPOSED RIGHT OF WAY AREAS WILL BE CAPTURED AND RECHARGED VIA
 -CATCH BASINS PRIOR TO DRYWELLS SIZED FOR THEIR RESPECTIVE TRIBUTARY AREAS.
 -SEE TOWN OF SOUTHWOLD STANDARD DETAIL 32-1 FOR CONFIGURATION.

DEVELOPMENT AREA CALCULATIONS FOR ROADWAY
 AREA PER 185 LF OF RIGHT OF WAY FOR 38 FT WIDE ROAD IN A 50 FT RIGHT OF WAY
 ROADWAY: 3,180 SF x 6 7/8" x 1.0 = 2,580 CF
 SHOULDER: 6,070 SF x 2 1/2" x 0.2 = 303 CF
 TOTAL
 USE (6) - 8 1/2" x 12" DEEP DRYWELL (FOR EVERY 185 LF OF ROADWAY)

75/75 CONSERVATION SUBDIVISION CALCULATIONS
 TOTAL LOT AREA: 6,435,057 SF
 UNBUILDABLE AREA: 1,383,619 SF
 SEAWARD AREA OF CEHA LINE = 248,003 SF
 EXISTING CONSERVATION LOT #2 = 1,135,612 SF
 TOTAL UNBUILDABLE AREA = 1,383,619 SF

BUILDABLE AREA:
 6,435,057 SF - 1,383,619 SF = 5,051,438 SF

ALLOWABLE YIELD CALCULATION:
 BUILDABLE AREA: 5,051,438 SF
 BUILDABLE AREA LOT YIELD: 5,051,438 SF/80,000 SF (PER LOT) = 63.1 LOTS
 75% REDUCED LOT YIELD: 63.1 LOTS x 25% = 15.8 LOTS = 15 LOTS

ALLOWABLE BUILDABLE AREA CALCULATIONS:
 25% MAX. OF BUILDABLE LAND AS DEVELOPABLE AREA: 5,051,438 SF x 25% = 1,262,859 SF
 75% MIN. OF BUILDABLE LAND TO BE PRESERVED: 5,051,438 SF x 75% = 3,788,579 SF

SUBDIVISION SITE DATA
 OWNER / APPLICANT: CROSSROADS ATLANTIC LLC
 9 W 57TH STREET, 27TH FLOOR
 NEW YORK, NY 10019
 (917) 838-7077

TOTAL SITE AREA: 147.73 ACRES (6,435,057 SF)
 NUMBER OF LOTS: 13 RESIDENTIAL LOTS, 1 CONSERVATION LOT, 1 FEA, 1 BEACH ACCESS
 ZONING DISTRICT: A-C / R-80 / PROTECTED
 S.C.T.M.: 1000-94-3-1 & 4.2
 1000-95-1-1, 2 & 3.1
 SCHOOL DISTRICT: MATTHEW-CUTCHOGUE UFSD
 POST OFFICE: CUTCHOGUE - 11835
 FIRE DISTRICT: MATTHEW / CUTCHOGUE FD
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, P.C. DATED DECEMBER 1, 2020, REVISED JANUARY 31, 2024. ALL ELEVATIONS SHOWN ARE IN NAVD 1988 DATUM.

SLOPES TABLE			
SLOPE INTERVAL	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	15.00%	20.00%	Red
2	20.00%	Vertical	Blue

DATE: FEB 27 2026
 BARRETT, BONACCI & VAN WEELE, P.C.
 PLANNING BOARD

Date: _____ By: _____ Revision: _____
 Designed by: SK Drawn by: SK Checked by: FB

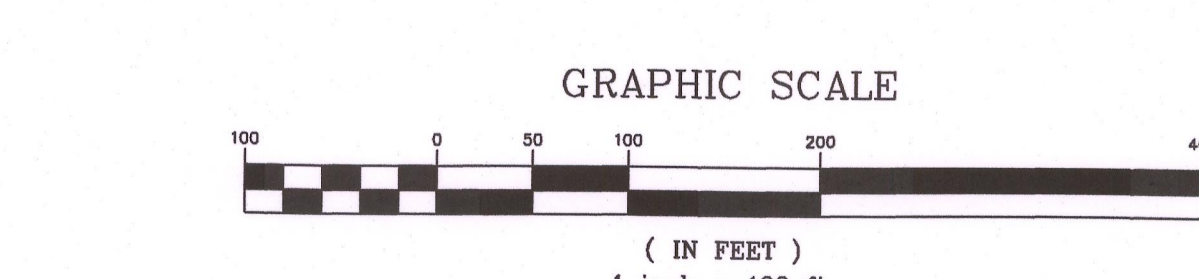
BBV Barrett Bonacci & Van Weele, PC
 Engineers • Surveyors • Planners
 175A Commerce Drive Haverage, NY 11788
 1-631-435-1111 | 631-435-1022
 www.bbvp.com

Tax Map No.: DIST. 1000 SECTION 94 BLOCK 3 LOT 4.1 & 4.2
 DIST. 1000 SECTION 95 BLOCK 1 LOT 1.1, 2, & 3.1

COLE HARBOR
 4455, 4545, 5205, 5855, OREGON RD., CUTCHOGUE
 TOWN OF SOUTHWOLD SUFFOLK COUNTY, NY

75/75 CONSERVATION SUBDIVISION SKETCH PLAN

ALTERNATE OF THE DOWNEY, GRANT BY A LICENSED PROFESSIONAL ENGINEER IN accordance with SECTION 2208 OF THE NEW YORK STATE ENGINEERING LAW OF 2002.
 Date: FEBRUARY 11, 2026 Scale: 1"=100' Project No: A200577 Sheet No: 1 of 1



DATE: _____



FINNEGAN LAW, P.C.
13250 MAIN ROAD
P.O. BOX 1452
MATTITUCK, NEW YORK 11952
(631) 315-6070

MARTIN D. FINNEGAN, ESQ.
MFINNEGAN@NORTHFORK.LAW

By Hand

February 27, 2026

Southold Town Planning Board
Attn: James H. Rich III, Chairman
54375 Route 25
PO Box 1179
Southold, NY 11971-0959

Re: Cole Harbor Conservation Subdivision – Sketch Plat Approval
Premises: 4455, 4545, 5205, 5855 Oregon Rd., Cutchogue
SCTM Nos. 94.-3-4.1 & 4.2; 95.-1-1.1, 2 & 3.1

Dear Chairman Rich and Members of the Board:

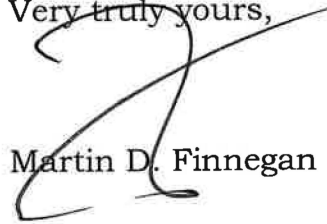
With respect to the above-referenced application, enclosed please find checks made payable to the Town of Southold in the total amount of \$5,750.00 representing the required filing fee and an original and one (1) copy of the following documents for your review:

- 1) Subdivision Application Form – Sketch Plat Approval.
- 2) Lot Recognition Summary with copies of referenced deeds and maps.
- 3) Full Environmental Assessment Form.
- 4) Local Waterfront Revitalization Program (LWRP) Consistency Assessment Form.
- 5) Owners' Authorizations.
- 6) Transactional Disclosure Forms for Owner.
- 7) Twelve (12) copies of the Sketch Plan of the Cole Harbor 75/75 Conservation Subdivision prepared by Barret Bonacci & Van Weele, PC dated February 11, 2026.
- 8) Twelve (12) surveys for all parcels prepared by Barret Bonacci & Van Weele, PC dated February 25, 2026.

- 9) Twelve (12) copies of ERSAP at 1:100 Scale including site context prepared by Barret Bonacci & Van Weele, PC dated February 11, 2026.

Kindly advise if you require any further documentation to place this matter on your next available agenda for completeness review. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Martin D. Finnegan". The signature is stylized with a large, sweeping initial letter.

Martin D. Finnegan

MDF/ao
Enclosures

**SOUTHOLD
PLANNING
DEPARTMENT**



Subdivision Application Form - Sketch Approval

APPLICATION IS HEREBY MADE to the Town of Southold Planning Board for **SKETCH APPROVAL** for the subdivision described herein.

1. Name of Subdivision Cole Harbor Conservation Subdivision
1000 - 94 - 3 - 4.1 & 4.2
2. Suffolk County Tax Map # 1000 - 95 - 1 - 1.1, 2 & 3.1
3. Type of Subdivision Standard [] Conservation []
4. Hamlet Mattituck/Cutchogue
5. Street Address/
Project Location 4455, 4545, 5205, 5855 Oregon Rd. Cutchogue, NY 11935
6. Acreage of Site 147.7 Acres
7. Proposed Yield 25%
8. Number of Lots Proposed 13 Residential Lots, 1 Conservation Lot, 1 Beach Access
9. Zoning District A-C / R-80 / Protected
10. Date of Submission March 1, 2026

11. **Please provide the names, addresses and phone numbers for the following people:**

Applicant: Crossroads Atlantic LLC
9 West 57th St. 27th Floor
New York, NY 10019
(917) 838-7077

Agent: Martin D. Finnegan, Esq.
P.O. Box 1452
Mattituck, NY 11952

(631) 315-6070

Property Owner(s): Crossroads Atlantic LLC
9 West 57th St. 27th Floor
New York, NY 10019
(917) 838-7077

Surveyor: Barrett, Bonacci & Van Weele, P.C.
175A Commerce Drive.
Hauppauge, NY 11788
(631) 435-1111

Engineer: Barrett, Bonacci & Van Weele, P.C.
175A Commerce Drive.
Hauppauge, NY 11788
(631) 435-1111

Attorney: Martin D. Finnegan, Esq.
P.O. Box 1452
Mattituck, New York 11952
(631) 315-6070

12. Has an application for subdivision ever been filed for this property? If so, please indicate when and whether or not approval was granted by the Planning Board.
No

13. Has a pre-submission conference been held with the Planning Board? If so, provide date. Yes April 30, 2025

14. Does the parcel(s) meet the Lot Recognition standard in Town Code §280-9 Lot Recognition? Yes . No ✓. If "yes", explain how.
See Lot Recognition document.

15. Has the owner/applicant met with Land Preservation? If so, provide date. Yes April 30, 2025

16. Is any part of the property in agricultural use? If so, how many acres? +/- 124

17. Is there an existing or proposed sale of development rights on the property? Yes

18. Does the owner own any adjacent properties? If so, please indicate the properties by SCTM#. No

19. Are there any building permits currently pending on this property? If yes, please provide permit number(s).

No

20. The site will be serviced by the following special districts or utility companies:

<i>Fire District</i>	Cutchogue FD / Mattituck FD
<i>Post Office</i>	Cutchogue - 11935
<i>School District</i>	Mattituck-Cutchogue UFSD
<i>Water</i>	Suffolk County Water Authority

21. Has the relevant Electric Utility Company been notified of the proposed subdivision? If so, please provide proof that service will be provided. Not at this point.

22. Please indicate the type of open space proposed and how it will be managed? Conservation Farm Land will be serviced by existing farm infrastructure and practices.

23. Are there any existing structures on the property? If so, please indicate the type of structure and its use(s). Will these structures remain, be removed or altered? Existing farm infrastructure (well houses, barns, etc.) Existing abandoned structures

24. Based on the parcel yield and the affordable housing requirement of the Town Code, how many Moderate Income Family Dwelling Units are proposed? If the number that will be built is less than 20% of the yield, please indicate how you intend on satisfying the requirement (see Town Code §240-10 B (2)(c) for options). N/A

25. Application completed by owner agent other

Signature of Preparer


Sean Krupps BBU

Date 2/24/26