



July 16, 2025

Greg Bergman
Town of Riverhead Planning Department
4 West 2nd Street
Riverhead, New York 11901

**RE: SEQRA Lead Agency Coordination Referral Response
Duffy MX Motocross Track
2822 River Road, Calverton, NY
SCTM Number 600-136-1-4
Central Pine Barrens Compatible Growth Area**

Dear Mr. Bergman,

On July 2, 2025, the Central Pine Barrens Commission office received the SEQRA Lead Agency coordination referral for the referenced project. The Commission has no objection to the Town Board assuming Lead Agency status. The project is classified as a Type I Action pursuant to the SEQRA regulations.

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Existing Conditions and Proposed Project

The 15 acre project site is located in the Compatible Growth Area (CGA) of the Central Pine Barrens, in the Calverton Industrial (CI) zoning district. The site is currently cleared to 97% (14.56 acres) and developed with single-family residence and driveway.

The proposal consists of mining approximately 120,000 cubic yards of sand and gravel across 12.3 acres for the development of an outdoor motocross race track with site improvements.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the "Act"), embodied in New York State Environmental Conservation Law (ECL) §57-0107(13). Therefore, the proposal must conform to the standards for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan, as implemented by the Town Zoning Code.

Presently, the proposal appears to lack conformance with one or more standards including the open space standard to set aside a minimum of 40% of the site as natural open space. If the proposal is not revised to conform, please advise the applicant to apply to the Commission for a CGA Hardship Waiver.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. If you have any questions, please contact me at (631) 563-0307.

Sincerely,

A handwritten signature in black ink that reads "Tara Murphy".

Tara Murphy
Environmental Planner

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Westhampton Beach, NY
11978

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cc: Judy Jakobsen, Executive Director
Julie Hargrave, Pine Barrens Manager
John C. Milazzo, Counsel
Daniel Duffy, Duffy MX Inc., Applicant