



TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970

Shelter Island, New York 11964

(631) 749-0772

Reed karen: Principal Building Inspector

NOTICE OF DISAPPROVAL

Date: 10/14/2025

Required Approvals: ZBA Area Variance

Owner: Hope and Sumner Pingree
Pingree Rev Trust
40 Noyak Harbor Rd
Sag Harbor, NY 11963

Applicant: Same

Location of Property: 80 Cartwright Rd

County Tax Map No. 8.-3-15

Zone: AA

Please take notice that your application dated 8/22/2025, requesting a permit to:

Demolish an existing accessory sleeping/storage structure, and construct a detached accessory structure with a one-bedroom accessory sleeping area, and workshop on ground floor, and storage attic above, per Site Plan and architectural drawings by John T Fifield of Fifield/Piaker/Elman Architects, PC, dated 8/11/2025, and Survey by Michael W Minto, L.S.P.C, dated 1/11/2025. Proposed accessory sleeping/storage structure to have 560 SF of gross floor area and approx. 270 SFLA net as defined by Shelter Island Zoning for accessory living structure.

Is returned herewith and disapproved on the following grounds.

Town Code § 133-7 District AA (Residential). E. Permitted Accessory uses. (3) Other accessory uses. (a) states that "An accessory building used for sleeping quarters for domestics, house guests and members of the family. No accessory building shall have kitchen facilities or shall be used for rental purposes. **The area of any floor with accessory sleeping quarters shall be not less than 480 square feet, excluding closets, bathrooms, pantries, porches, breezeways and attached garages**."

Your proposed Accessory Sleeping structure, having 270 SF where 480 SF is specified, requires that you obtain an Area Variance for 210 SF.

Please contact the Zoning Board of Appeals Clerk to obtain the required approval

Authorized Signature: _____

Note to Applicant: Any change or deviation to the above referenced application may require further review by the Shelter Island Building Department. This denial letter is valid for two years from the date of issuance.



ZONING BOARD OF APPEALS APPLICATION

Date: 10/20/2025

TAX MAP NUMBER

8.-3-15

ADDRESS OF THE SUBJECT PROPERTY

80 North Cartwright Rd.

Shelter Island, NY 11964

1. APPLICANT- Applicant must be a party of interest

Applicant is: Owner Attorney Architect
 Builder Contractor
 Other (please specify) Co-Trustee/Co-Owner

NAME Sumner Pingree

COMPANY NAME (if applicable) _____

ADDRESS PO Box 875 SI, NY 11964

PHONE [REDACTED]

EMAIL [REDACTED]

2. OWNER(S) –All owners on the current deed (if different from the applicant)

NAME Sumner Pingree Revocable Trust

ADDRESS Same as Above

PHONE _____

EMAIL _____

NAME Hope Pingree Revocable Trust

ADDRESS Same as Above

PHONE _____

EMAIL _____

3. Are there any Violation of Notices of Violation outstanding on this property?

YES NO Violation number _____ (If yes, attach copies)

4. Is the property within one mile of an airport or within 500 feet of:

- a. The boundary of any existing or proposed county, state or federal park or other recreation area,
- b. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway,
- c. Existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county, state or federally-owned land or
- d. The boundary line of any village or town

YES NO

5. Located in Zone District designated as: 0700

6. Previous appeals (please check one):

A previous appeal has been made dated _____ ZBA #(s) _____

A previous appeal has not been made with respect to this denial of the Building Inspector or with respect to this property.

7. Indicate value of project requiring variance/special permit:

\$200,000



TRANSACTIONAL DISCLOSURE FORM (Conflict of Interest Form)

The purpose of this form is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

This form is for:

- An individual A partnership A corporation An association

APPLICANT'S NAME Sumner Pingree

OWNER'S NAME Sumner Pingree Rev Trust Hope Pingree Rev Trust

Nature of the Application

- Variance Special Permit

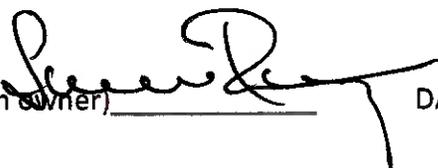
Affected parcel (address)

80 No. Cartwright Rd. Shelter Island, NY 11964

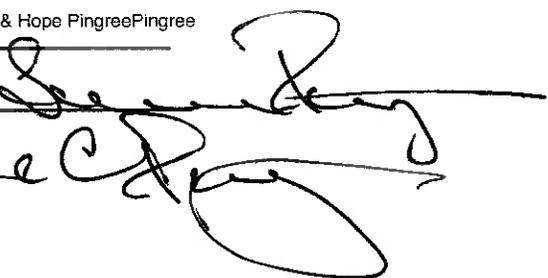
Does any officer or employee of the Town of Shelter Island, member of the Zoning Board of Appeals, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application?

- Yes No

PRINT NAME Sumner Pingree

APPLICANT'S SIGNATURE (if other than owner)  DATE Oct. 22, 2025

PRINT NAME Sumner Pingree & Hope Pingree

OWNER'S SIGNATURE  DATE Oct. 22, 2025

Area Variance Answer Sheet 80 North Cartwright Rd.

1) Will granting you a variance cause an undesirable change in the character of the neighborhood or will there be created a detriment to nearby properties by the granting of the area variance? Why not?

No, granting an Area Variance in this instance will result in a smaller structure overall than what would be specified by existing code. The proposed Accessory structure is in character with the existing accessory building (with its approved sleeping, bath and storage areas), the property's primary dwelling, and the neighboring residential structures.

2) Can the benefit you seek from this variance be achieved by some other method? What other methods have you considered, and why won't they work?

In its existing size and configuration, the Accessory structure fails to function in any of its approved uses. However, to rebuild the structure with a minimum 480 SFLA as required by code will result in a building of greater size than required, and one that is out of proportion with the primary dwelling.

3) How substantial is the variance you request from what the law allows?

The proposed plan to rebuild the existing Accessory sleeping/storage structure includes an increased SFLA of 270 SF where a minimum 480 SFLA is specified, therefore requiring an Area Variance of 210 SF.

4) Will the proposed variance have an adverse effect or impact on the physical or environmental condition in the neighborhood or district? Why or why not?

No, the requested Area Variance will have less of an impact on the physical or environmental conditions than if the rebuild of the existing accessory structure was code compliant- which would result in a larger building overall. Furthermore, there is nothing in the proposed plan that will change existing water usage and/or septic demand.

5) How did you get yourself into a situation where you need a variance? Was it a self-created problem?

We are new owners since March, 2025. The existing Accessory building with guest sleeping area is substandard in its construction throughout, with particular need of a proper foundation and upgrades to ensure energy conservation. As it stands today, the Accessory structure is a poorly conceived and under-funded renovation by previous owners.



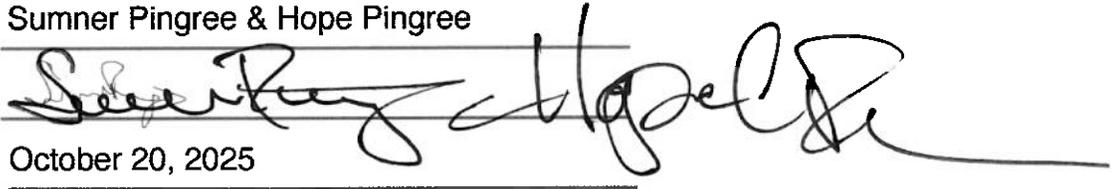
ZONING BOARD OF APPEALS AUTHORIZATION FORM

I hereby affirm that to the best of my knowledge the list of property owners presented with this application is accurate and that all statements herein are true. By signing this form I authorize town staff and Zoning Board members to enter onto my property to perform an on-site inspection of the changes I am applying for.

NAME

Sumner Pingree & Hope Pingree

OWNER'S SIGNATURE



DATE

October 20, 2025



ZONING BOARD OF APPEALS CERTIFICATION

To be signed by Applicant(s)/Owner

Sumner Pingree, being by me duly sworn, deposes and says:

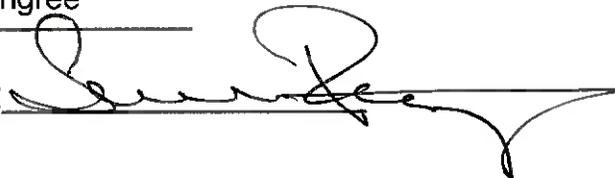
1. I have an interest in an application for a variance and/or special permit now pending before the Town of Shelter Island Zoning Board of Appeals.
2. I reside at 80 No. Cartwright Rd. Shelter Island, NY 11964
3. The nature of my interest in the aforesaid application is as follows Co-Trustee/Co-Owner
4. It is my understanding that the Shelter Island Town Board has determined that public policy requires a full, frank and complete disclosure of all persons having an interest, direct or indirect, in all applications to the Shelter Island Zoning Board of Appeals and other agencies of Town Government, to insure that no question of conflict of interest or favoritism may arise.
5. To the best of my knowledge, information and belief, there are no other persons, firms or corporations interested in this application, except as hereafter set forth (If either Corporation or Company, etc., list all officers):
N/A

Sworn to before me this 23 day of October, 2025

Robert A. Mazzaferro
Notary Public

ROBERT A MAZZAFERRO
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01MA6207376
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES JUNE 15, 2029

PRINT NAME Sumner Pingree

APPLICANT'S SIGNATURE 



ZONING BOARD OF APPEALS

Owner's Endorsement

State of New York

County of Suffolk

SS:

Sumner Pingree & Hope Pingree, being duly sworn, deposes and says:

I reside at 80 North Cartwright Rd., Shelter Island

In the County of Suffolk and the State of New York

and I am the (owner in fee) (officer of the Corporation which is the owner in fee) of the premises described in the foregoing and that I have authorized Sumner Pingree to make the foregoing application as described herein.

Name: Sumner & Hope Pingree

Name of the Corporation Sumner Pingree Rev Tr & Hope Pingree Rev Trust

Office's Title _____

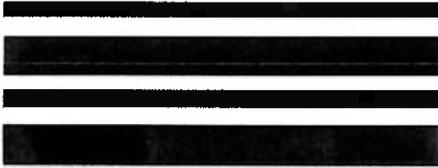
Signature 

Sworn to before me, this 24 day of October, 2025.



Notary Public

ROBERT A MAZZAFERRO
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01MA6207376
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES JUNE 15, 2029



SUFFOLK COUNTY CLERK
 RECORDS OFFICE
 RECORDING PAGE

Type of Instrument: DEED
 Number of Pages: 4
 Receipt Number: 25-0050175 *ELECTRONICALLY RECORDED*
 Transfer Tax Number: 24-27788

Recorded: 4/14/2025
 At: 8:33:46 PM

LIBER: D00013291
 PAGE: 170

District: 0700 Section: 008.00 Block: 03.00 Lot: 015.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount \$1,775,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
Notation	\$0.00	NO	Cert.Copies	\$0.00	NO
RPT	\$200.00	NO	Mansion Tax	\$17,750.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$125.00	NO
TP-584	\$5.00	NO	Comm.Pres	\$34,375.00	NO
Comm.Pres Fund	\$27,500.00	NO	Comm.Housing Fund	\$6,875.00	NO
Transfer Tax	\$7,100.00	NO			
Transfer Tax Number: 24-27788			Fees Paid	\$59,620.00	

THIS PAGE IS A PART OF THE INSTRUMENT
 THIS IS NOT A BILL

Vincent Puleo
 County Clerk, Suffolk County

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
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3	FEES		
Page / Filing Fee	20.00		Mortgage Amt. _____
Handling	20.00		1. Basic Tax _____
TP-584	5.00		2. Additional Tax _____
Notation	0.00		Sub Total _____
EA-52 17 (County)	5.00	Sub Total 50.00	Spec./Assit. _____
EA-5217 (State)	125.00		or _____
R.P.T.S.A.	200.00		Spec./Add. _____
Comm. of Ed.	5.00		TOT. MTG. TAX _____
Affidavit			Dual Town _____ Dual County _____
Certified Copy	0.00		Held for Appointment _____
NYS Surcharge	15.00	Sub Total 345.00	Transfer Tax 7,100.00
Other		Grand Total 395.00	Mansion Tax 17,750.00



The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES _____ or NO _____
If NO, see appropriate tax clause on page # _____ of this instrument.

4	Dist.	Section	Block	Lot	5	Community Preservation Fund
		25013806	0700-008.00-03.00-015.000			Consideration Amount \$1,775,000.00
		Real Property Tax Service Agency Verification				CPF Tax Due \$ 34,375.00
						Improved <input checked="" type="checkbox"/>
6	Satisfactions/Discharges/Releases List Property Owners Mailing Address RECORD & RETURN TO: Stewart Title Insurance Company - NY Metro 711 Westchester Avenue, Suite 302 White Plains NY 10604					Vacant Land _____
	Mail to: Vincent Puleo, Suffolk County Clerk 310 Center Drive, Riverhead, NY 11901 www.suffolkcountyny.gov/clerk					TD 07 _____
					7	Title Company Information
						Co. Name _____
						Title # _____

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached **DEED** made by: _____ (SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in SUFFOLK COUNTY, NEW YORK

TO _____ In the TOWN of **SHELTER ISLAND**
In the VILLAGE _____
or HAMLET of _____

71316137

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 5th day of March, in the year 2025

BETWEEN Martin I. Levenstein & Valerie A. Levenstein residing at 1500 Brecknock Road, Apt. 150, Greenport, NY 11944

party of the first part, and Sumner Pingree & Hope Pingree as co-trustees of the Hope Pingree Revocable Trust & Hope Pingree & Sumner Pingree as co-trustees of the Sumner Pingree Revocable Trust, residing at 40 Noyac Harbor Road, Sag Harbor, NY 11963

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Shelter Island, County of Suffolk, and State of New York, all as more particularly described and set forth in Schedule "A" annexed hereto and made a part hereof.

Said Premises also being known as 80 North Cartwright Road, Shelter Island, NY 11964.

Said Premises are the same as those described in a deed dated January 27, 1997, and recorded on February 27, 1997, in Liber 11818 on Page 163, as conveyed by Walter A. Fogarty and Elizabeth A. Fogarty, to Martin I. Levenstein and Valerie A. Levenstein, as grantees.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

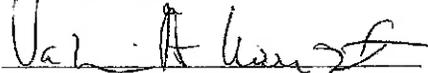
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



Martin I. Levenstein



Valerie A. Levenstein

SCHEDULE A – DESCRIPTION

ALL that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Shelter Island, County of Suffolk and State of New York being bounded and described as follows:

BEGINNING at a monument set in the easterly boundary line of Cartwright Road at a point formed by the intersection of the said easterly boundary line of Cartwright Road and the southerly boundary line of land now or formerly of Victor Teltsch (land formerly of Oliver F. Wells, Jr. and Julia W. Wells);

RUNNING THENCE from said point of beginning along the said southerly boundary line of land now or formerly of Victor Teltsch the following two (2) courses and distances:

- (1) South 75 degrees 49 minutes 00 seconds East 173.46 feet to a monument;
- (2) North 16 degrees 37 minutes 40 seconds East 49.69 feet to land now or formerly of Cullum;

RUNNING THENCE along land now or formerly of Cullum South 81 degrees 17 minutes 00 seconds East 32.05 feet to land now or formerly of Antone Schaible;

RUNNING THENCE along land now or formerly of Antone Schaible South 12 degrees 18 minutes 00 seconds West 278.47 feet to a pipe set on the northerly side of Cartwright Road (said pipe marking the southeasterly corner of premises herein described);

RUNNING THENCE westerly and northerly along the northerly and easterly side of Cartwright Road the following five (5) courses and distances:

- (1) North 80 degrees 25 minutes 00 seconds West 35.00 feet;
- (2) Along an arc of a curve bearing to the right having a radius of 117.76 feet a distance along the curve of 77.83 feet to a monument;
- (3) Along an arc of a curve bearing to the right having a radius of 141.21 feet a distance along the curve of 80.84 feet to a monument;
- (4) North 09 degrees 45 minutes 10 seconds West 98.99 feet;
- (5) North 01 degree 01 minute 00 seconds West 60.34 feet to a set monument and land now or formerly of Victor Teltsch and the point and place of BEGINNING.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Suffolk, ss:

On the 5th day of March in the year 2025, before me, the undersigned, personally appeared Martin Levenstein

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jeanne D Giarratano

JEANNE D GIARRATANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G16094250
Qualified in Suffolk County
Commission Expires June 16, 2027

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Bargain and Sale Deed With Covenants

Title No. 71316137

Martin L. Levenstein & Valerie A. Levenstein TO

Sumner Pingree & Hope Pingree as co-trustees of the Hope Pingree Revocable Trust & Hope Pingree & Sumner Pingree as co-trustees of the Sumner Pingree Revocable Trust



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Suffolk, ss:

On the 5th day of March in the year 2025, before me, the undersigned, personally appeared Valerie Levenstein

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jeanne D Giarratano

JEANNE D GIARRATANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G16094250
Qualified in Suffolk County
Commission Expires June 16, 2027

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

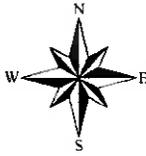
Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

DISTRICT: 0700
SECTION: 008.00
BLOCK: 03.00
LOT: 015.000
COUNTY OR TOWN: Suffolk

RETURN BY MAIL TO:

*Law Office of Patricia O'Quigley
Patricia O'Quigley, ESQ
PO Box 601
36 N Ferry Rd
Shelter Island NY 11964*



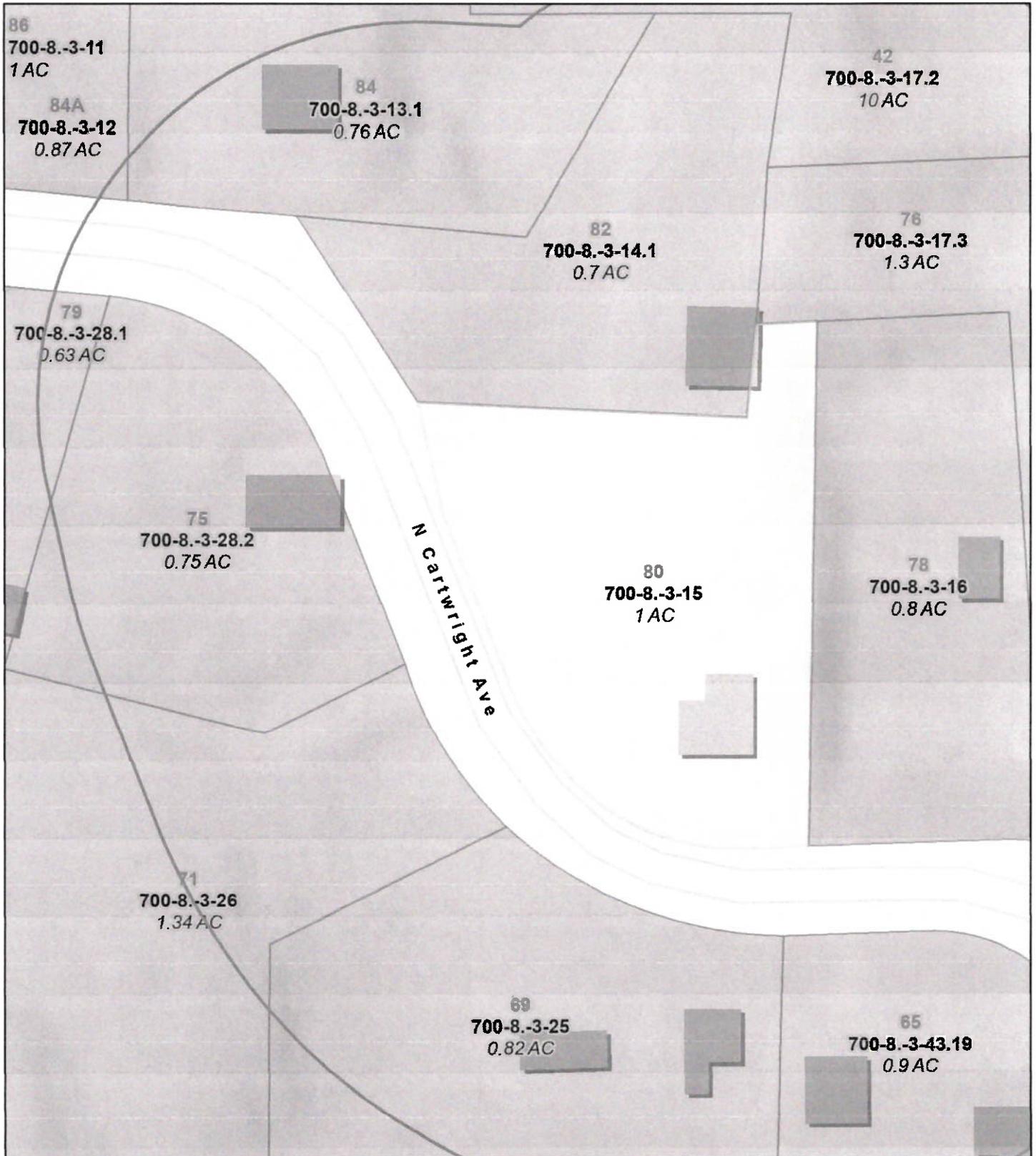
Shelter Island, NY

1 inch = 72 Feet



www.cai-tech.com

October 23, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Shelter Island, NY

October 23, 2025

Subject Property:

Parcel Number: 700-8.-3-15
CAMA Number: 700-8.-3-15
Property Address: 80 Cartwright Rd

Mailing Address: Hope Pingree Rev Tst Sumner Pingree Rev Tst
40 Noyak Harbor Rd
Sag Harbor, NY 11963

Abutters:

Parcel Number: 700-8.-3-12
CAMA Number: 700-8.-3-12
Property Address: 84A Cartwright Rd

Mailing Address: Fairweather Forest, LLC
P.O. Box 3022
Shelter Island Hgts, NY 11965-3022

Parcel Number: 700-8.-3-13.1
CAMA Number: 700-8.-3-13.1
Property Address: 84 Cartwright Rd

Mailing Address: Coecles Cottage, LLC
P.O. Box 3022
Shelter Island Heights, NY 11965-3022

Parcel Number: 700-8.-3-14.1
CAMA Number: 700-8.-3-14.1
Property Address: 82 Cartwright Rd

Mailing Address: Georges Family Trust
P.O. Box 1958
Shelter Island, NY 11964-1958

Parcel Number: 700-8.-3-16
CAMA Number: 700-8.-3-16
Property Address: 78 Cartwright Rd

Mailing Address: Robert F. Quaintance Jr Jane M. Azia
205 W 19th St Apt 10F
New York, NY 10011-4014

Parcel Number: 700-8.-3-17.2
CAMA Number: 700-8.-3-17.2
Property Address: 42 Ram Island Rd

Mailing Address: The Abbey on Willow Lane, LLC
P.O. Box 3022
Shelter Island Hgts., NY 11965-3022

Parcel Number: 700-8.-3-17.3
CAMA Number: 700-8.-3-17.3
Property Address: 76 Cartwright Rd

Mailing Address: Sancha Von Erlach
10 Pond Square
London,

Parcel Number: 700-8.-3-23.2
CAMA Number: 700-8.-3-23.2
Property Address: 72 Cartwright Rd

Mailing Address: Kathleen T. Derosé
520 E 86th St Apt 9B
New York, NY 10028

Parcel Number: 700-8.-3-23.3
CAMA Number: 700-8.-3-23.3
Property Address: 1 Hudson Ave

Mailing Address: Albert A. Brayson II Barbara N. Brayson
50 Parsnip Pond Rd
Lake Grove, NY 11755

Parcel Number: 700-8.-3-25
CAMA Number: 700-8.-3-25
Property Address: 69 Cartwright Rd

Mailing Address: Arpan Podduturi McKayla Kingston
P.O. Box 262
Shelter Island, NY 11964-0262

Parcel Number: 700-8.-3-26
CAMA Number: 700-8.-3-26
Property Address: 71 Cartwright Rd

Mailing Address: John Damuck
P.O. Box 360
Shelter Island, NY 11964-0360



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10/23/2025

Page 1 of 2



200 feet Abutters List Report

Shelter Island, NY

October 23, 2025

Parcel Number: 700-8.-3-28.1
CAMA Number: 700-8.-3-28.1
Property Address: 79 Cartwright Rd

Mailing Address: Karin Bennett
P.O. Box 1847
Shelter Island, NY 11964-1847

Parcel Number: 700-8.-3-28.2
CAMA Number: 700-8.-3-28.2
Property Address: 75 Cartwright Rd

Mailing Address: David Hamilton Danielle C. Hamilton
P.O. Box 1039
Shelter Island Hgts., NY 11965-1039

Parcel Number: 700-8.-3-43.13
CAMA Number: 700-8.-3-43.13
Property Address: 63A Cartwright Rd

Mailing Address: Donald B. Walther
P.O. Box 49
Shelter Island, NY 11964-0049

Parcel Number: 700-8.-3-43.19
CAMA Number: 700-8.-3-43.19
Property Address: 65 Cartwright Rd

Mailing Address: Glenn Kehl Stacey Kehl
P.O. Box 1087
Shelter Island Hgts, NY 11965-1087

Parcel Number: 700-8.-3-70
CAMA Number: 700-8.-3-70
Property Address: 74 Willow Ln

Mailing Address: Edward Bozaan Tracey Hannema
2 Main St P.O. Box 237
Sag Harbor , NY 11963-0237



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10/23/2025

Page 2 of 2



TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970
Shelter Island, New York 11964
(631) 749-0772

* Certificate of Compliance *

CERTIFICATE NUMBER: 2023-052

Date Issued: 06/13/2023

This certificate is hereby granted to: Martin & Valerie Levenstein
PO Box 508
Shelter Island NY 11964-0508

Grid Number: 8.-3-15
Property Location: 80 N Cartwright Rd
Zone: AA

For:

This certificate pertains to the original pre-existing two story, single-family dwelling with front covered porch, living area and full bath on first floor and three bedrooms and one full bath on second floor, a Bilco door to a storage only basement. Two car garage converted to half living area with one bedroom and one bathroom on one side and with storage on other side and an outdoor shower for a total of four bedrooms and three full baths.

The Building(s) described in this document located at 80 N Cartwright Rd, Shelter Island, New York, designated by Suffolk County as Tax Map # 8.-3-15, having been built prior to our Town's adoption of a Zoning Code or the N.Y. State Uniform Building and Fire Code, is compliant with Town law, and does not have a Certificate of Occupancy nor is one required.

Building Inspector, Town of Shelter Island



TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970
Shelter Island, New York 11964
(631) 749-0772

* Certificate of Compliance *

CERTIFICATE NUMBER: 2024-0097

Date Issued: 03/04/2024

This certificate is hereby granted to: Martin & Valerie Levenstein

PO Box 508

Shelter Island NY 11964-0508

Grid Number: 8.-3-15
Property Location: 80 N Cartwright Rd
Permit Type: ROOFING
Zone: AA

For:

Re-roof existing dwelling with cedar roofing on the upper gable roof.

In accordance with Permit # 2024-0097

Issued by the Town of Shelter Island, Dated 03/04/2024

New York State Uniform Fire Prevention and Building Code

Building Inspector, Town of Shelter Island



TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970
Shelter Island, New York 11964
(631) 749-0772

* Certificate of Compliance *

CERTIFICATE NUMBER: 2021-0530

Date Issued: 10/22/2021

This certificate is hereby granted to: Martin & Valerie Levenstein

PO Box 508

Shelter Island NY 11964-0508

Grid Number: 8.-3-15

Property Location: 80 North Cartwright Rd

Permit Type: Driveway Apron

Zone: AA

For:

Install a concrete 25' x 4' apron on existing driveway.

In accordance with Permit # 2021-0530

Issued by the Town of Shelter Island, Dated 10/22/2021

New York State Uniform Fire Prevention and Building Code

Building Inspector, Town of Shelter Island

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2012-0131

Date Issued: 11/9/2012

This certificate is hereby granted to: Levenstein Martin
Levenstein Valerie
Shelter Island, NY 1196

Grid Number: 8.-3-15

Property Location : 80 N. Cartwright Rd

Permit Type: MISC. REN.

Zone: AA-RES

For :

Install new entry door and two windows, in place, raise ceiling heights and install drop stair and loft area for storage.

In accordance with PERMIT # 2012-0131

APPLICATION # 131

Issued by the Town of Shelter Island, Dated 11/9/2012

New York State Uniform Fire Prevention and Building Code

William W. Banks

Building Inspector, Town of Shelter Island

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2010-0130

Date Issued: 7/19/2011

This certificate is hereby granted to: Levenstein Martin
Levenstein Valerie
Shelter Island, NY 1196

Grid Number: 8.-3-15

Property Location : 80 N. Cartwright Rd

Permit Type: MISC. REN.

Zone: AA-RES

For :

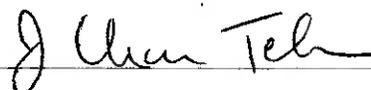
Renovations to include extend ridge on north end of roof, remove sliding door and replace with hinged door. Install two anderson windows, raise roof ht of garden shed, re-roof the same.

In accordance with PERMIT # 2010-0130

APPLICATION # 130

Issued by the Town of Shelter Island, Dated 7/19/2011

New York State Uniform Fire Prevention and Building Code



Building Inspector, Town of Shelter Island

TOWN OF SHELTER ISLAND
38 North Ferry Road, P.O. Box 970
Shelter Island
New York 11964

William W. Banks: Building Inspector & Zoning Officer
J. Chris Tehan: Building Inspector
www.shelterislandtown.us

Tel (631) 749-0772
Fax. (631)749-9305

BUILDING DEPARTMENT
CERTIFICATE OF OCCUPANCY

June 1, 2010

THIS CERTIFIES that the deck located at 80 North Cartwright Road, in the Town of Shelter Island, New York and designated as Suffolk County Tax Map #0700/008/03/015 conforms with the application and Permit No. 6276 dated April 15, 2002 on file in this office and complies with the requirements of the Zoning Ordinance of the Town of Shelter Island, New York.

Zone: AA-Residential

Completed work: Construction of a 7'x12' wood platform/open deck to rear of existing dwelling.

This certificate issued to: Mr. & Mrs. Martin Levenstein
80 N. Cartwright Road
Shelter Island, NY 11964

No. 224

William W. Banks
William W. Banks,
Building Inspector & Zoning Officer

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2010-0072

Date Issued: 6/1/2010

This certificate is hereby granted to: Levenstein Martin
Levenstein Valerie

Grid Number: 8.-3-15

Property Location : 80 Cartwright Rd

Permit Type: MISC. REN.

Zone: AA-RES

For :

Install full basement under 15x15 kitchen wing, replace windows & install new cabinetry.

In accordance with PERMIT # 2007-0008

APPLICATION # 7154

Issued by the Town of Shelter Island, Dated 6/1/2010

New York State Uniform Fire Prevention and Building Code

William W. Banks

Building Inspector, Town of Shelter Island

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2010-0071

Date Issued: 6/1/2010

This certificate is hereby granted to: Levenstein Martin
Levenstein Valerie
Shelter Island, NY 1196

Grid Number: 8.-3-15

Property Location : 80 Cartwright Rd

Permit Type: ROOF/SIDING

Zone: AA-RES

For :

Re-roof existing dwelling.

In accordance with PERMIT # 2009-0028

APPLICATION # 28

Issued by the Town of Shelter Island, Dated 6/1/2010

New York State Uniform Fire Prevention and Building Code

William W. Banks

Building Inspector, Town of Shelter Island

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

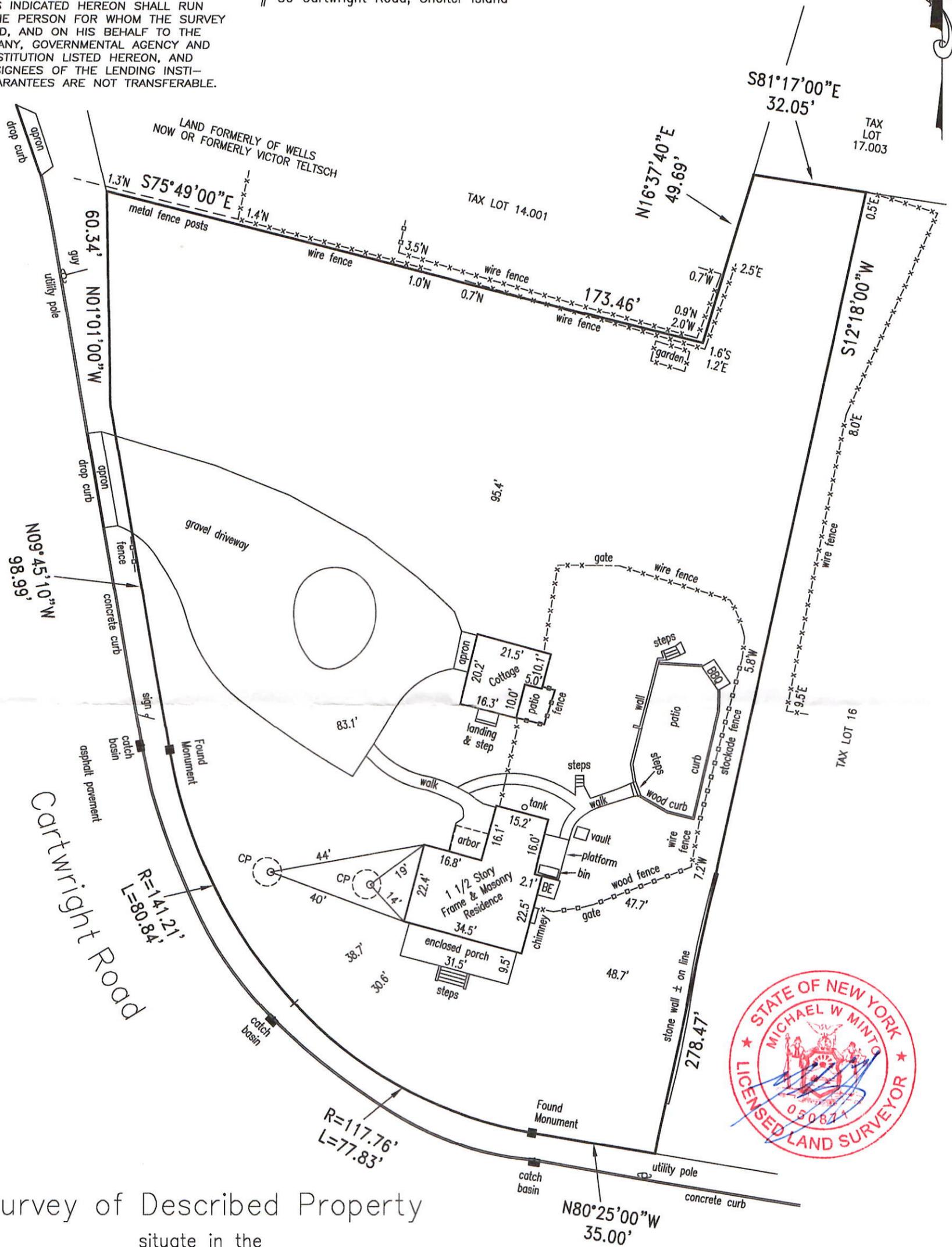
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE.

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

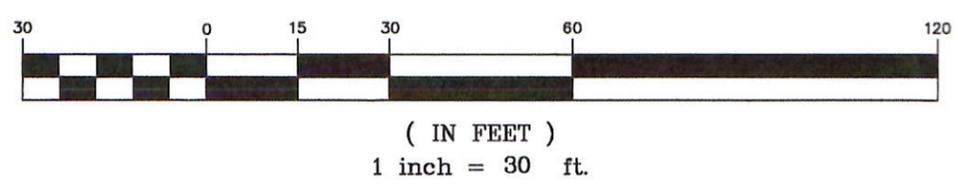
DRAWN MM CHECKED MM DATE JAN. 2025 DRAWING & JOB NO. 25-32

Area = 39,519 s.f.

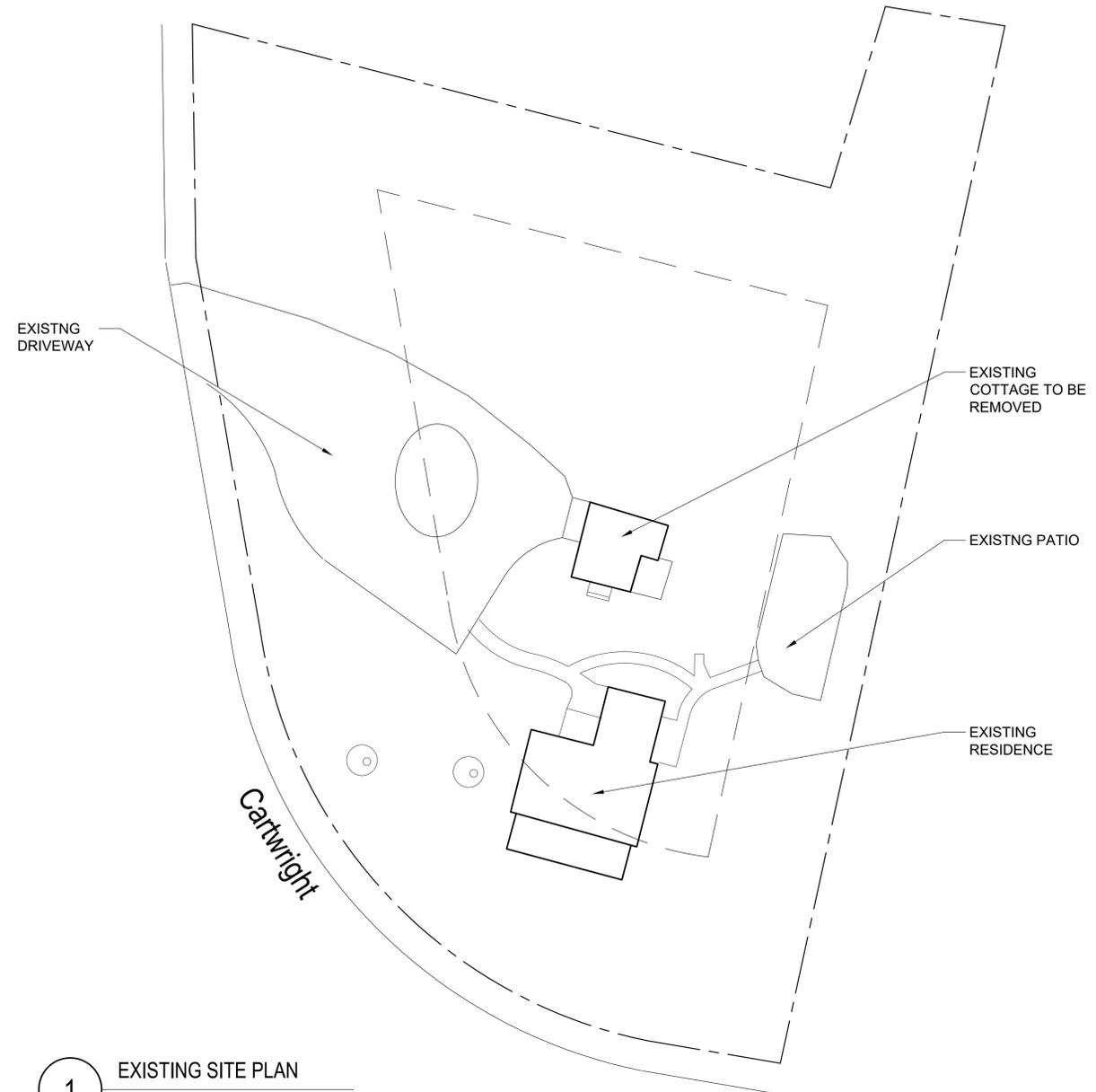
Premises known as:
80 Cartwright Road, Shelter Island



Survey of Described Property
situate in the
Town of Shelter Island
Suffolk County, New York
District 700 Section 8 Block 3 Lot 15
Scale 1" = 30' Surveyed January 11, 2025
GRAPHIC SCALE

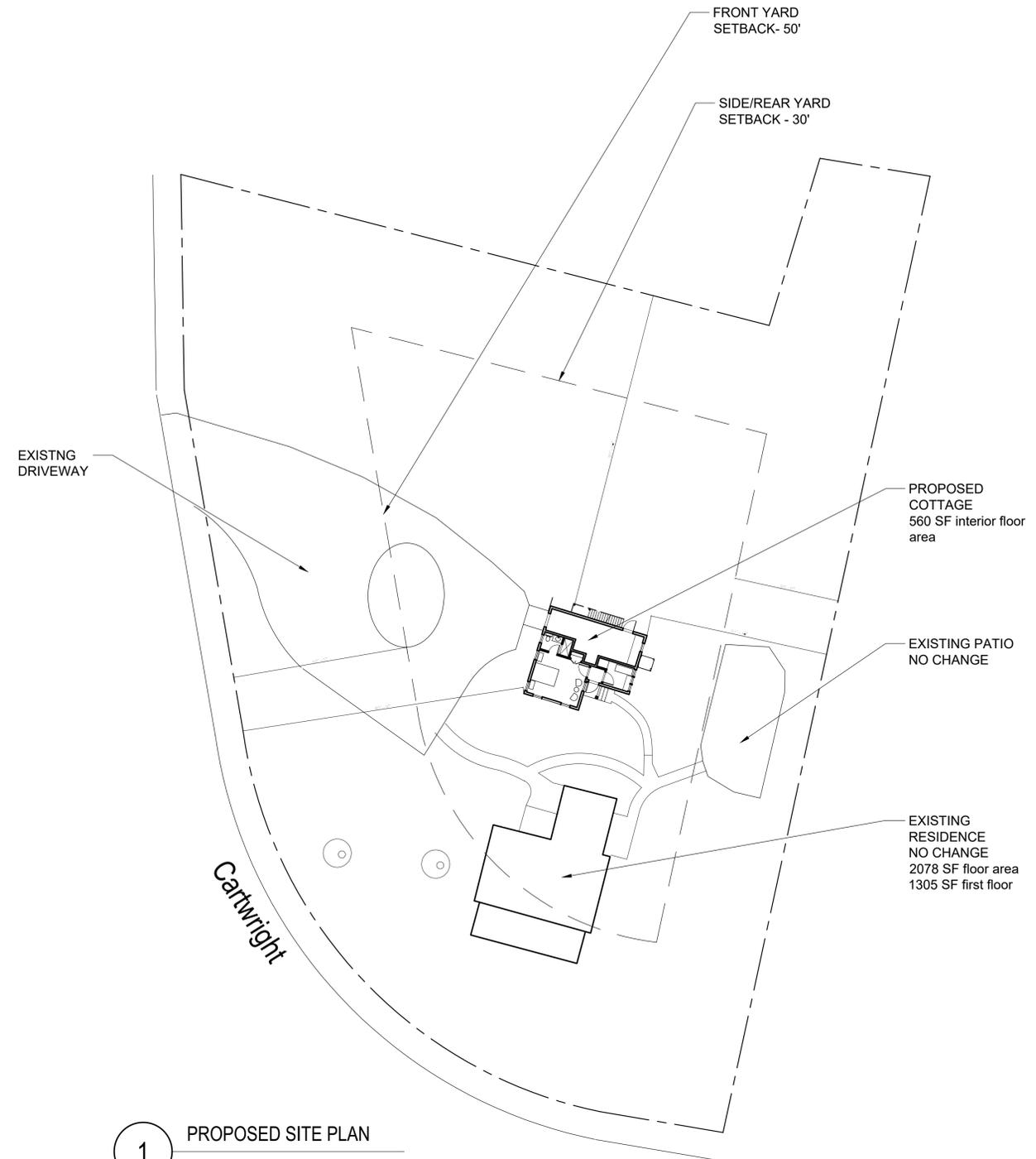


Michael W. Minto, L.S.P.C.
 LICENSED PROFESSIONAL LAND SURVEYOR
 NEW YORK STATE LICENSE NUMBER 050871
 87 Woodview Lane
 Centereach, N.Y. 11720
 PHONE/FAX: (631) 580-1202
 CELLULAR: (631) 766-9714
 EMAIL: mikemintolspc@gmail.com



1 EXISTING SITE PLAN
SCALE: 1"=20'

DISTRICT 700, SECTION 8, BLOCK 3, LOT 15



1 PROPOSED SITE PLAN
SCALE: 1"=20'

DISTRICT 700, SECTION 8, BLOCK 3, LOT 15



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New York, New York 10003
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www.fpe-architects.com

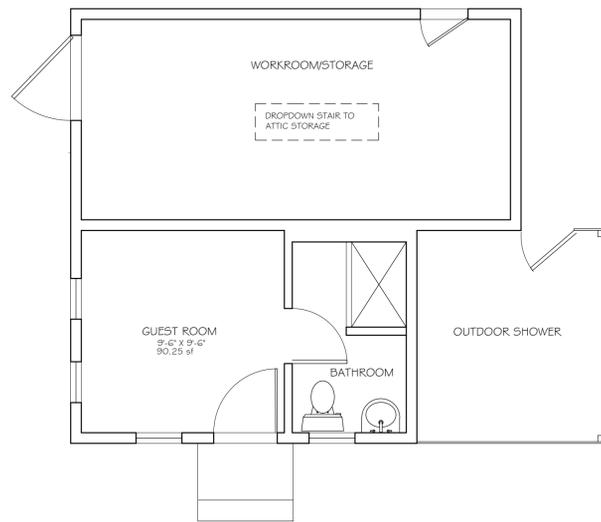
Project:
Pingree Residence
80 Cartwright
Shelter Island, NY 11964

No.	Description	Date

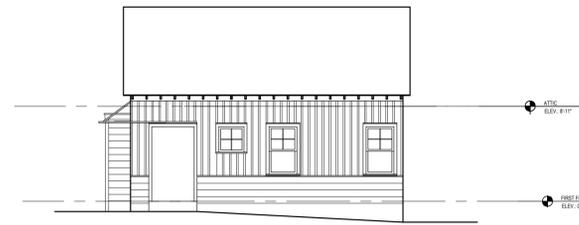
Job No: 2025012.00
Scale: AS SHOWN
Date: 10.21.25
Drawn: JF

Sheet Title:
EXISTING AND PROPOSED SITE PLANS

Drawing No.:
DD-001



EX EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



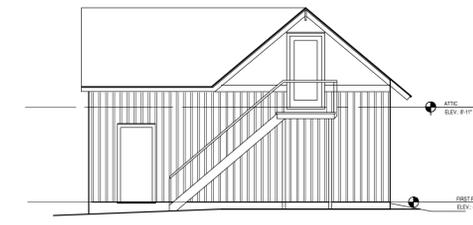
4 WEST ELEV.
SCALE: 1/8"=1'-0"



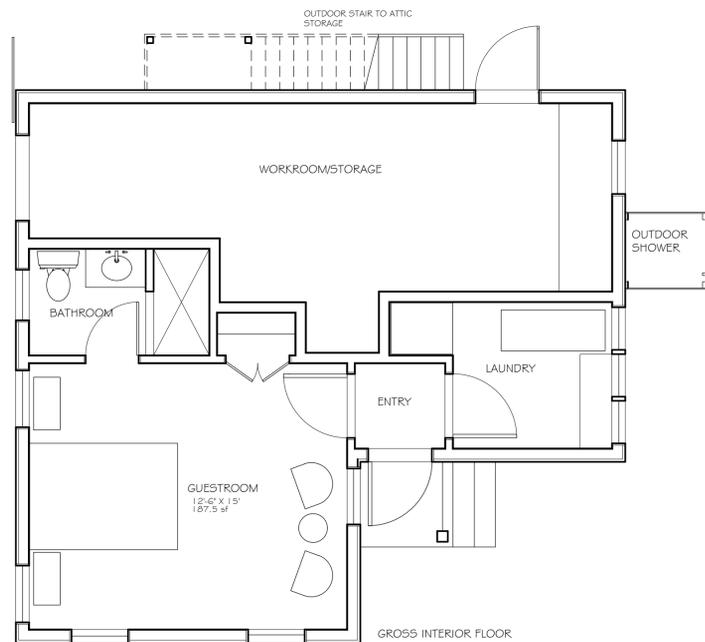
5 EAST ELEV.
SCALE: 1/8"=1'-0"



6 SOUTH ELEV.
SCALE: 1/8"=1'-0"

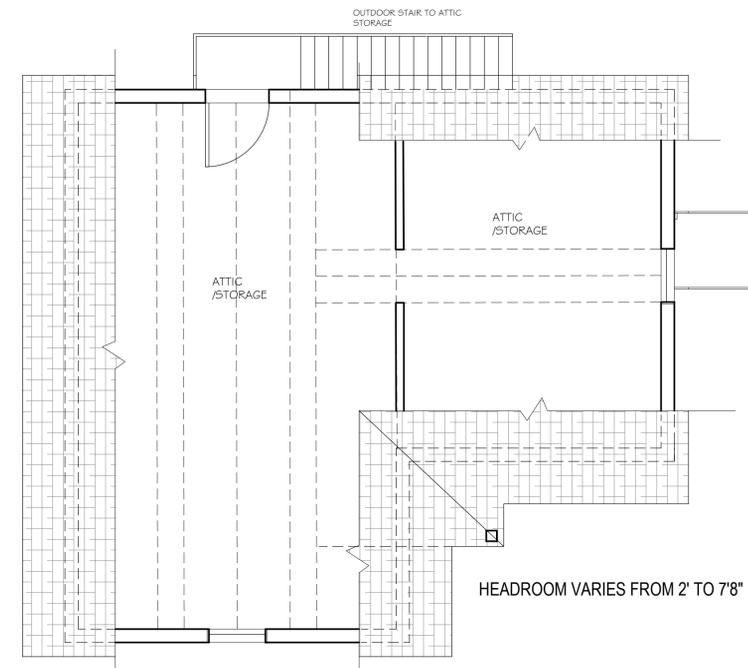


7 NORTH ELEV.
SCALE: 1/8"=1'-0"



1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

GROSS INTERIOR FLOOR AREA: 560 Sq. Ft.
NET INTERIOR LIVING AREA (SFLA): 270 Sq. Ft.



2 PROPOSED ATTIC PLAN
SCALE: 1/4"=1'-0"

HEADROOM VARIES FROM 2' TO 7'8"



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Shelter Island NY 11964
t. 631 749 6260
www.fpe-architects.com

Project:
Pingree Residence
80 Cartwright
Shelter Island, NY 11964

No.	Description	Date

Job No: 2025012.00
Scale: AS SHOWN
Date: 10.21.25
Drawn: JF

Sheet Title:
**EXISTING AND PROPOSED PLANS,
PROPOSED ELEVATIONS**

Drawing No.:
DD-101