

## **WINERY**

**[Added 3-15-1996 by L.L. No. 2-1996]:**

**(1) Vineyard and grape production.** No building permit shall be issued for a winery approved pursuant to this article unless and until at least 10 acres of wine grape vines have been planted and established on the winery site or on the arable lands contiguous thereto. Within seven years of the issuance of the certificate of occupancy for the winery, at least 1/3 of the grapes used to produce the wine which is bottled in the winery shall be grown on the winery premises or the arable land adjacent thereto. At all times, at least 75% of the grapes used to produce wine in the winery shall be grown in Suffolk County, New York.

**(2) Annual affidavit of compliance required.** The owner of every winery (including the adjacent premises containing the vineyard) shall file with the Town Clerk and with the Building Inspector, on or before March 31 of each year, an affidavit affirming that during the preceding calendar year (January through December) the winery has complied with the growing and productions regulations set forth in the preceding subsection. The form of this affidavit shall be acceptable to and approved by the Town Attorney.

**(3) Tours and tastings.** Tours and tastings, as defined herein, shall be considered permitted accessory uses to a winery.

**(4) Special event tours and tastings.** Special event tours and tastings, as defined herein, shall be considered permitted accessory uses to a winery only to the extent that they comply with the following limitations: special event tours and tastings shall be limited to a maximum of three such events per calendar year, with one such event permitted during the period from July 1 through and including August 31 in each calendar year; and the remaining two such events permitted during any other month of the year, so long as the events are not held within 30 days of each other. The winery owner shall obtain any and all necessary permits to hold such including a permit from the Town Clerk pursuant to Chapter [151](#) of the Town Code, as the same may be amended from time to time. No entertainment or amplified music shall be permitted outside the winery buildings. No winery may hold any special event tours and tastings unless parking for the same has been provided as required herein.

**(5) Coverage limitations.** Notwithstanding any other provision of this chapter which may be to the contrary, the lot area of the entire contiguous tract of land comprising the winery and associated vineyard may be employed in calculating building coverage and total lot coverage for a winery. Such coverage restrictions shall be those applicable to agricultural buildings and structures under Subsection (3) of § 255-11-88 (AGRICULTURE) hereof, although a winery shall not be deemed an agricultural building or structure for the purposes of this chapter.

**(6) Water Recharge Overlay District.** No winery shall be established within the Water Recharge Overlay District.

**(7) Parking.** At least one parking space shall be provided for every 1,500 square feet of the gross floor area of the winery buildings. One additional parking space shall be provided for every 130 square feet of area included in the tasting room, or, for every two seats of seating capacity provided in the tasting room, whichever is greater.

**(8) Overflow parking.** If a winery proposes to hold special event tours and tastings, as defined herein, improved or unimproved overflow parking for at least 50 cars shall be provided on site, and site plan approval of the same shall be obtained from the Planning Board. In any case, no special event tours and tastings may be held at a winery unless said overflow parking has been provided as required herein.