

Ruge's Automotive seeks Rhinebeck zoning amendment to allow service facility

- By William J. Kemble news@freemanonline.com
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This December 2015 photo shows Ruge's auto dealership and service center at 6444 Montgomery St. (U.S. Route 9) in the village of Rhinebeck, N.Y.
File photo by Tony Adamis

RHINEBECK, N.Y. — The Town Board is reviewing a request by Ruge's Automotive to amend zoning in the town's Office/Research Park District to allow a vehicle service facility. At a board meeting Monday, Ruge's Vice President Scott Hutchins said the use is needed in advance of moving repair operations for two dealerships to part of a 139-acre parcel at 3718 state Route 9G, just south of the IXL Health & Fitness Club. "We're working with the owners of the Stamp property ... to build a service center to combine our Subaru and Chrysler service facilities or service operations on one campus," Hutchins said. The dealerships — Ruge's Subaru at 6444 Montgomery St. (U.S. Route 9) in the village, and Ruge's Chrysler Dodge Jeep at 6882 U.S. Route 9 in the town — currently have their own service departments. "We would take a lot of our inventory to [3718 state Route 9G]; all of our new car inventory would arrive there, so there would be no more trucks coming into the town," Hutchins said. In its application, Ruge's notes the business has existed in the Rhinebeck area for over 80 years and currently has 85 full-time employees. "Ruge's is a significant contributor of taxes to the town and school district, and this will only grow with the establishment of a new service center on a separate site ... [where] approximately 15 new jobs will be created," the application states. Hutchins said the parking area would be about 5 acres and accommodate both vehicles being stored for sale and those waiting for repairs. The application states the size of the parcel will allow the parking area to be screened. "The relocation of the service center to the new site in the [Office/Research Park] District will greatly enhance the aesthetic impacts of this use since the new service center ... is large enough to maintain ample buffers from adjacent streets and properties and achieve the town's design objectives," the application reads. The application says the planned new service facility will not involve auto body work or painting, will not create a new demand for water, will not require additional stormwater drainage plans, will not result in a "substantial increase" in traffic, will not generate new or

additional demand for energy, will not produce noise that exceeds existing ambient noise levels during construction or operations, and will not have outdoor lighting.

The Town Board expect the request to be reviewed next month by the town Planning Board and by Dutchess County officials, and a public hearing is to be held early next year.

Rhinebeck Town Board OKs agreement with Ruge's Automotive, leaves open public hearing on proposed zoning change

• By William J. Kemble news@freemanonline.com

• Jun 22, 2020



Rhinebeck Town Hall in Rhinebeck, N.Y.
Tony Adamis photo

RHINEBECK, N.Y. — The Town Board has approved an agreement that would require Ruge's Automotive to discontinue the use of village properties as vehicle service centers if town zoning is revised to allow those uses in the Office Research Park Zoning District.

The board voted unanimously for the contract during a meeting Monday, but it also left open a public hearing on the proposed zoning change until July 13.

The town Office Research Park Zoning District goes along both sides of Route 9G, just north of the intersection of Route 9, which is in the Crossroads Business Zoning District where Ruge's currently has a dealership.

In the proposed agreement, Ruge's would give up most automotive repair operations in the village. Included would be a provision prohibiting the dealership from servicing automobiles at its 6444 Montgomery St. facility.

Ruge's also would be prohibited from parking its vehicles on Chestnut Street, West Chestnut Street and "all other village ... streets adjacent, or in close proximity, to the village parcels."

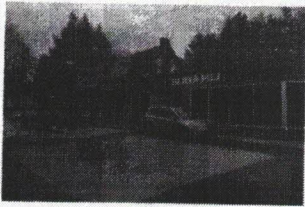
Under the agreement, Ruge's would move its village operations to 3718 Route 9G, also known as the Stamp property, which is in the Office Research Park Zoning District.

Under the proposed zoning revisions, a motor vehicle repair and service establishment would include the "sale and installation of lubricants, tires, batteries and similar products necessary for automotive functions." Repair facilities also would have to be at least 200 feet from a property line and have primary access on Route 9G, with a secondary access allowed only if the town Planning Board is satisfied with traffic studies.

Rhinebeck Town Board sends Ruge's Automotive zoning request back for revisions

• By William J. Kemble news@freemanonline.com

• Jul 15, 2020



This December 2015 photo shows Ruge's auto dealership and service center at 6444 Montgomery St. (U.S. Route 9) in the village of Rhinebeck, N.Y.
File photo by Tony Adamis

RHINEBECK, N.Y. — Town Board members want changes in proposed zoning revisions that would allow Ruge's Automotive to move its vehicle service center from the village business district to the town Office Research Park Zoning District.

The request was made during a video conference meeting Tuesday, July 14. Supervisor Elizabeth Spinzia said there needs to more certainty that the proposed Ruge's site at 3718 state Route 9G will have specific guidelines.

"The applicant has not submitted a master plan and we have no idea what they're going to do on the property," she said. "They could subdivide it, they could develop other sites for people, and without knowing what their end use intent is, other than servicing automobiles. We wanted to err on the side of caution."

Spinzia said there also needs to be better screening requirements in the zoning revisions.

"We see that there's an intensity of use," she said. "It could be potentially ... hundreds of cars parked waiting for service. So we want to maintain the 200-foot buffer on 9G, which is an historic road ... with the Planning Board able to go to no less than 50 feet on interior setbacks."

The town Office Research Park Zoning District goes along both sides of state Route 9G just north of the intersection with U.S. Route 9, which is in the Crossroads Business Zoning District where Ruge's currently has a dealership.

Ruge's is seeking the zoning amendment in exchange for giving up most automotive repair operations in the village. Included would be a provision that prohibits the dealership from servicing automobiles at its 6444 Montgomery St. facility.

Ruge's would also be prohibited from parking its vehicles on Chestnut Street, West Chestnut Street and "all other village ... streets adjacent, or in close proximity, to the village parcels."

Under the proposed zoning revisions, a motor vehicle repair and service establishment would include the "sale and installation of lubricants, tires, batteries and similar products necessary for automotive functions."

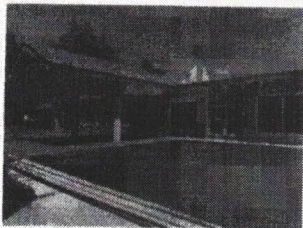
Spinzia said the agreement is an effort to support a longtime community business while maintaining the rural character of a largely undeveloped area.

Board member did not set a date for the revisions to be returned for further discussions.

Rhinebeck Town Board sets hearing on Ruge's plan to move auto service center

• By William J. Kemble news@freemanonline.com

• Aug 10, 2020



Ruge's Suburu in Rhinebeck on Tuesday, Aug. 11, 2020.

Tania Barricklo — Daily Freeman

RHINEBECK, N.Y. — The Town Board has scheduled a public hearing Sept. 14 on proposed zoning revisions that would allow Ruge's Automotive to move its vehicle service center from the village business district to the town Office Research Park Zoning District along state Route 9G.

The 6 p.m. hearing is expected to be conducted as a video teleconference online.

The proposal was discussed at a Town Board meeting Monday. Officials said details needed on plans for storage of vehicles and on the appearance of the buildings.

"Our hesitancy is there's no master plan and (we) just want the (town) Planning Board to have ... the final word on one little aspect of this, which is placement of doors in the front," said town Supervisor Elizabeth Spinzia.

Officials said the master plan would allow applications to be based on commitments from Ruge's.

"We don't know what's going to happen to the property, ultimately," Spinzia said.

Under the proposed zoning revisions, a motor vehicle repair and service establishment would include the sale and installation of lubricants, tires, batteries and similar products necessary for automotive functions.

"We are revising the law to allow the use of cars as a product and to allow the doors to go on the rear and the side of the building, and the front of the building only, with Planning Board signoff," Spinzia said.

Ruge's is seeking the zoning amendment in exchange for giving up most automotive repair operations in at 6444 Montgomery St. in the village and moving them to 3718 Route 9G.

The town Office Research Park Zoning District extends along both sides of Route 9G just north of the intersection with U.S. Route 9, which is in the Crossroads Business Zoning District and is where Ruge's currently has a dealership.

Under an agreement to amend the zoning law, Ruge's would also be prohibited from parking its vehicles on Chestnut Street, West Chestnut Street, and "all other village ... streets adjacent, or in close proximity, to the village parcels."