

Village of Kinderhook  
Planning Board  
6 Chatham Street  
PO Box 325  
Kinderhook, NY 12106

Phone (518) 758-8778 ext. 305 or Email [pbzba@villageofkinderhook.org](mailto:pbzba@villageofkinderhook.org)

NOTICE OF PUBLIC HEARING

Village of Kinderhook  
Planning Board

PLEASE TAKE NOTICE that there will be a Public Hearing held before the Village of Kinderhook Planning Board on April 4, 2024, 7:00 pm at 6 Chatham Street Kinderhook, NY to consider the following proposed application:

Site Plan Review- Hamrahs Seven Spice  
3 Albany Avenue Kinderhook, NY 12106  
Property Owner: Julie and Theo Fels

The application is available for inspection beforehand:  
<https://villageofkinderhook.org/planningdocuments.html>

If a sign language interpreter, assistive listening system or any other accommodation will be required to facilitate your participation in this Public Hearing, please contact the Village Clerk at 518-758-9882 or email: [okvillagehall@villageofkinderhook.org](mailto:okvillagehall@villageofkinderhook.org) one week in advance of the Public Hearing.

Dated: 3/20/2024

Melanie Brodowski  
Planning and Zoning Secretary

Village of Kinderhook  
6 Chatham Street PO Box 325  
Kinderhook, New York 12106  
518-758-9882  
okvillagehall@villageofkinderhook.org

**FOR OFFICIAL USE:**

PB No: \_\_\_\_\_

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

This Planning Board application must be filled out and returned to the Village office **at least 10 calendar days prior to the meeting. Planning Board meetings are held the first Thursday of each month.**

ITEMS TO BE INCLUDED WITH THE APPLICATION:

1. Planning Board application with detailed description of the project.
2. Planning Board application fee of \$25
3. Appropriate SEQR Environmental Assessment Form
4. Site Plan Sketch

Upon receipt of your application, you will receive an email confirmation.

**APPLICATION TO THE PLANNING BOARD – VILLAGE OF KINDERHOOK**

**REQUESTED APPROVAL (Check all applicable)**

Minor Subdivision

Special Use Permit

Major Subdivision

Accessory Apartment/Home Occupation

Site Plan

Site Plan Amendment

Subdivision Amendment

Tax Map ID: 43.20-1-24 Zoning (B – Business, R – Residential): B

Property address: 3 ALBANY AVE, KINDERHOOK, NY 12106

Total land area: 2232.4 SQ FT - 0.05 ACRE

Applicant Name: JULIE + THEO FELS

Applicant Address: 8 JAMES LN, KINDERHOOK, NY 12106

Applicant Phone: 518-567-9421 Email: julie.j.fels@gmail.com

\*Property Owner (If different than applicant): Name, Address, Telephone, Email: \_\_\_\_\_

\*If the applicant is not the property owner, written permission from owner is required, please attach to this application

**PROPOSAL, please describe the project in detail, attaching additional pages if needed**

State existing use and occupancy of premises and intended use and occupancy of proposed construction or use.

A. Existing use and occupancy BUILDING'S FIRST FLOOR WAS PREVIOUSLY  
USED AS A FOOD ESTABLISHMENT

B. Intended use and occupancy PLEASE SEE ATTACHED

C. Nature of work (Check if applicable or give explanation in "Other"):

New Building \_\_\_ Addition \_\_\_ Alteration  Repair \_\_\_ Removal \_\_\_ Demolition \_\_\_

Other N/A - RENOVATIONS OF EXISTING SPACE + WIDENING OF BATHROOM

D. Number of Buildings (new and existing): 1

E. Total Square Footage of all Buildings \_\_\_\_\_

Architect: Name, Address, Telephone, Email: N/A

Contractor/Engineer: Name, Address, Telephone, Email: \_\_\_\_\_

MIKE KEEGAN, 518-610-2443, mkeegan@yahoo.com

By signing this application, the undersigned does hereby grant permission to members of the Village of Kinderhook Planning Board to enter upon my property for the purpose of examining the same by reason of an application now pending before said Board.

STATE OF NEW YORK  
COUNTY OF COLUMBIA  
VILLAGE OF KINDERHOOK

Applicant Signature: Julia H. Fels Date: 3/15/24

# SITE PLAN

3 Albany Avenue, Kinderhook  
Julie and Theo Fels  
518-567-9421 | [julie@hamrahs.com](mailto:julie@hamrahs.com)

## First Floor

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### INITIAL OPERATIONS - SPRING 2024

Hamrah's Seven Spice, a prepared Lebanese foods business, will operate out of 3 Albany Avenue beginning this spring in its current capacity making food for the Kinderhook and Hudson Farmers Markets. Aside from staff arrivals/departure and customer catering pick ups, we do not envision regular foot traffic to/from the building.



Staff will typically be in the building Monday through Friday from 8am-5pm and on Saturdays from 7am-3pm. We currently have one part-time employee, two periodic volunteers, and the owners who will use the space.

Food and supply deliveries will be made using both the front and back doors of the building during weekday hours.

### EXPANDED OPERATIONS - FALL 2024 ONWARD

Once the building renovations are complete, Hamrah's will rebrand as Hamrah's Lebanese Foods and Takeaway and will expand operations. We expect this to happen in October 2024, but, in consultation with the planning board and the KBPA, can adjust our opening date based on the completion of the renovations, other events in the village, and staff readiness.

All food will be Eastern Mediterranean in origin, primarily featuring traditional Lebanese dishes and street food. At this point, we are not considering the sale of alcoholic beverages, but it is a topic that we will revisit with the planning board should that change in the future.

We also plan to offer a small inventory of high quality Eastern Mediterranean ingredients, dry goods, and packaged sweets, as well as a sampling of kitchenware, tableware & gift items made for the Lebanese table or created by craftspeople in Lebanon.

Staff will increase to 2-4 part time workers. There will be no table service.

# SITE PLAN

3 Albany Avenue, Kinderhook

Julie and Theo Fels

518-567-9421 | [julie@hamrahs.com](mailto:julie@hamrahs.com)

## Offerings

- Takeaway sandwiches, rice bowls, salads and soups, with eat-in option  
*Sandwich/bowl options will include chicken shawarma, kebabs, falafel, grilled eggplant*
- In-person prepared food sales
- Retail sales

## Seating Capacity

In-person dining for 10-15 people inside and 8-10 people outside (seasonally)

A bathroom will be available to customers.

## Hours open to public (to be expanded in 2025)

Fall 2024 - Thursday-Saturday from 11am-6pm

Spring 2025 - Wednesday-Saturday from 11am-8pm and Sunday from 11am-6pm

Staff hours: Monday-Sunday from 7am-9pm

## Parking

On street and municipal parking only

## Garbage Removal

Hamrah's has contracted business services with County Waste. We are currently in conversation with local farmers about collaborating with us on composting.