



## PERMIT LETTER

**Permit Date:** 12/30/2024

**Parcel Number:** 23049103

**Parcel Owner:** SWITCHYARD  
ASSOCIATES LLC

**Parcel Address:** 103 LAKE ST St Albans City, VT 05478

**Permit Number:** S24-000018

**Permit Type:** New Sign

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**Project Summary:** Permit- New Sign -Dollar General -103 Lake Street

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**Decision:** Approved

**Conditions:**

- The application and submittals for the above referenced project have been reviewed and the
1. permit is **APPROVED. This approval applies only to the information listed on the drawings and specifications that have been submitted.**
  2. The Permit Placard shall be displayed on the subject premises and be clearly visible from a public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date or until the project is completed, whichever is longer
  3. In addition to periodic inspections, a final inspection may be required.
  4. This project shall adhere to all Land Development Regulations.
    - a. Approved per details provided.
  5. This project shall adhere to all Board Conditions.
    - a. N/A

This permit does not satisfy the requirements of the state. You must contact the state permitting specialist to determine those requirements.

This permit expires after 12/30/25. If you have any questions or if I can be of further assistance, please contact me at 802-524-1500 ext \*262 or [s.bennett@stalbansvt.com](mailto:s.bennett@stalbansvt.com).

  
Sara Bennett  
Property Services

December 30, 2024  
Date



**PERMIT NO: S24-000018**

**City of St. Albans**  
**Certificate of Posting**

The municipality shall fulfill all posting requirements listed below, while the applicant shall be responsible for all of the following postings, as part of the permit application requirements:

**Posting of Notice of Permit** (24 V.S.A. § 4449 and Section 905 of the City of St. Albans Zoning Bylaws)


- The applicant shall post the notice of permit, on the form prescribed by the town, within view from the public right of way most nearly adjacent to the subject property, until time for appeal has passed.

**Date of Posting:** 12/30/24

**Location:** 103 LAKE ST, St Albans City, VT 05478

**CERTIFICATION:**

I, the undersigned, attest that I have completed the posting and notice requirements listed above, and fully understand and assume all responsibility, as part of my permit / permit application requirements, to properly post and maintain this notice for the required time period. Failure to do so may void my permit.

  
Applicants' Signature

12/30/24  
Date

Permit No. S24-000018

RECEIVED

DEC 20 2024

CITY OF ST. ALBANS  
Zoning Office



SAINT ALBANS  
Vermont

PERMIT APPLICATION for SIGNS

under the CITY OF SAINT ALBANS LAND DEVELOPMENT REGULATIONS

Applicant(s) SB Signs, Inc Daytime Phone 802-879-7969  
 Landowner(s) BENDERSON DEVELOPMENT Daytime Phone 716-886-0211  
 Mailing Address 570 DELAWARE AVE, BUFFALO, NY 14202 Parcel ID # 23049103  
 Parcel Address 105 LAKE STREET Zoning District B1 Design District DR2  
 Email: COURTNEY@SBSIGNS.NET

Please Note: A Sign Permit is also required for the Relocation of an Existing Sign

<input checked="" type="checkbox"/>	New Sign
<input type="checkbox"/>	Relocation of Existing Sign

2ND SIGN IS TENANT PANELS ON EXISTING DIRECTORY SIGN  
12.75"H X 71.5"W, ALUMINUM PANELS

Type of Sign (descriptions and regulations on other side)

Description of Sign

<input type="checkbox"/>	Banner <sup>a</sup>	<input type="checkbox"/>	Projecting	Total Sign Area (all faces of sign):	49.8	sq.ft.
<input type="checkbox"/>	Building Marker	<input type="checkbox"/>	Sandwich Board <sup>d</sup>	Height (ground to bottom of sign):	14	ft.
<input type="checkbox"/>	Canopy <sup>b</sup>	<input type="checkbox"/>	Suspended	Sign Materials:	ALUMINUM WITH ACRYLIC FACES	
<input type="checkbox"/>	Flag	<input type="checkbox"/>	Temporary: Primary	Sign Colors:	YELLOW & WHITE	
<input checked="" type="checkbox"/>	Freestanding	<input type="checkbox"/>	Temporary: Accessory	Lighting (circle one):	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	Home Occupation	<input checked="" type="checkbox"/>	Wall	If Yes, Describe Lighting:		
<input type="checkbox"/>	Incidental <sup>c</sup>	<input type="checkbox"/>	Window	INTERNAL LED		
<input type="checkbox"/>	Marquee	<input type="checkbox"/>	Other _____			

The Following MUST Accompany this Application

Fees

Photograph of the property, all adjacent properties, including across the street	Permanent Sign: <u>\$50.00*</u>	<u>\$50</u>
Scaled drawing of proposed sign	Temporary Sign: \$25.00*	
Clear indication of where the sign will be placed		
Color samples	City Clerk Recording Fee: \$15.00	<u>\$15</u>
Inventory of existing signs (photos of all existing signs)	Records Management Fee: \$12.00	<u>\$12</u>
	Total	<u>\$77</u>
<i>Fees for an approved application are non-refundable. *After the fact: \$100</i>		
Check # _____	or Cash	Date _____

I certify the submitted information to be true and accurate.

Signature of Applicant: [Signature] Date: 12/20/24

Signature of Landowner: SEE ATTACHED LOA Date: \_\_\_\_\_

**APPEAL:** You have the right to appeal this decision to the City of St. Albans Development Review Board (City of St. Albans Zoning Regulations Sect 905.1 A) within 15 days of the date of the decision. **EXPIRATION:** An approved permit shall expire within six (6) months from the date of such approval unless the sign is erected. The applicant may request a six (6) month administrative extension of the sign permit. (City of St. Albans Zoning Regulations Sect 517.2 (6))

FOR COMPLETION BY ADMINISTRATIVE OFFICER

- 1) Design Advisory Board Action:  N/A  Favorable  Unfavorable  
 2) Sign Permit: Approved:  Date Posted: 12/30/24 Effective until 12/30/25  
 Denied: \_\_\_\_\_ Comments: \_\_\_\_\_

12/30/24  
Date of Action

[Signature]  
Administrative Officer

# BENDERSON DEVELOPMENT

570 DELAWARE AVENUE  
BUFFALO, NY 14202  
716.886.0211.P 716.886.2269.F

December 5, 2024

Everbrite  
4949 South 110<sup>th</sup> St.  
Greenfield, WI 53228  
Attn: Megan Stanossek

RE: Exterior Storefront Signage  
Dollar General  
Lake & Pine Streets  
St. Albans, VT 39232  
Henrietta, NY 14623  
Property #1656/002      Lease #77322      A/B #188848

Megan:

Landlord hereby authorizes Everbrite and/or their local subcontractor to install exterior signage per the attached approval dated December 4, 2024, at the above referenced location provided that you adhere to all of our sign specifications and local town codes.

In addition, the following contingencies must be met:

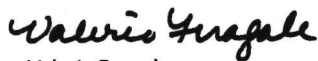
1. Individual channel letters to be raceway mounted to the canopy sign band area, and raceway painted to match canopy sign band.
2. The disconnect switch is to be located at the end of the raceway.
3. No exposed mounting hardware, brackets, bracing, or electrical conduit permitted.
4. All wall penetrations must be filled with exterior grade, expansive caulking to create a watertight seal.
5. UL labels visible.
6. Subject to municipal approval.

All necessary permits will be obtained by DOLLAR GENERAL and/or their sign company; provided that in the event any conditions or obligations are imposed upon the undersigned the authorization herein granted shall be void unless the undersigned expressly consents to each condition and/or obligation.

Signs will be maintained and operated by DOLLAR GENERAL.

If you should have any questions, please feel free to contact the undersigned.

Sincerely,



Valerie Fragale  
Design Project Manager

cc: Leasing (via email), Property Mgmt. (via email), Sign File (hardcopy), Lease File



BEFORE



AFTER

# DOLLAR GENERAL®

Visual Opening  
Height : 12 3/4"  
Width : 71 1/2"

- Yellow Spraylat C8-2633
- Black Spraylat
- PMS cool grey 5

<b>Everbrite</b>		DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.	
Customer: Dollar General		Description: Tenant Panel	
Project No: 511741	Scale: NTS	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite:	
Date: 10/28/24	Drawn By: DB		
Location & Site No: Lake Street St Albans, VT		Revised:	Revised:
		39232	
		SIGNATURE _____	DATE _____
		<input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required	

<b>SIGN APPROVAL</b> PYLON SIGNAGE 12.04.24	<b>BENDERSON</b> DEVELOPMENT
<input type="radio"/> APPROVED <input checked="" type="radio"/> APPROVED AS NOTED <input type="radio"/> NOT APPROVED <input type="radio"/> REVISE & RESUBMIT	
TENANT: 1656-002 DOLLAR GENERAL      LEASE #: 77322	
LOCATION: 1656/PINE & LAKE ST./DOLLAR GENERAL	
<b>ADDITIONAL CHANGES / COMMENTS:</b> 1. FIELD VERIFY EXACT PANEL SIZE AND VISUAL OPENING PRIOR TO MANUFACTURING. 2. SUBJECT TO MUNICIPAL APPROVAL.	
AUTHORIZATION: <i>Walvis Fragale</i>	



BEFORE



AFTER



Visual Opening  
 Height : 12 3/4"  
 Width : 71 1/2"

- Yellow Spraylat C8-2633
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**Everbrite**  
 Everbrite®

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<b>Customer:</b> Dollar General	<b>Description:</b>	
<b>Project No:</b> 511741	Tenant Panel	
<b>Date:</b> 10/28/24	<b>Scale:</b> NTS	
<b>Location &amp; Site No:</b> Lake Street St Albans, VT	<b>Drawn By:</b> DB	
	<b>Revised:</b>	
	<b>Revised:</b>	
	<b>39232</b>	
	<b>SIGNATURE</b> _____	<b>DATE</b> _____

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 Please read carefully, check appropriate box and fax back to Everbrite:  
 Sketch OK as is  
 New sketch required

# PUBLIC NOTICE

PER CITY OF ST. ALBANS LAND DEVELOPMENT REGULATIONS

**Address:** 103 Lake St.

**Applicant:** SB Signs

**Project Description:** New Wall sign +

Insert in free standing sign complex

**Permit / Approval**

**Type:** S24-000018

**Date Issued:** 12/30/24

**Appeal by:** 1/14/25

**Public Hearing Notice**

**Date / Time:** \_\_\_\_\_

**Place:** \_\_\_\_\_

**Purpose:** \_\_\_\_\_

**FOR MORE INFORMATION, CONTACT:**

PLANNING & PERMITTING ADMINISTRATOR, CITY OF ST. ALBANS, PO BOX 867,  
100 NO. MAIN ST., ST. ALBANS, VT 05478, PHONE: 802-524-1500 X 262

EMAIL: [INFO@STALBANSVT.COM](mailto:INFO@STALBANSVT.COM)

WEB: [WWW.STALBANSVT.COM/PLANNING](http://WWW.STALBANSVT.COM/PLANNING)

**Applicant:** This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.

*Sara Bennett*  
ADMINISTRATIVE OFFICIAL

