

NEWS RELEASE

NOTICE OF PUBLIC SCOPING SESSION/MEETING

MOUNTAINTOP VILLAS, VILLAGE OF MONTICELLO, TOWN OF THOMPSON, NY

NOTICE IS HEREBY GIVEN that the Town Board, Planning Board and Zoning Board of Appeals of the Town of Thompson, County of Sullivan, State of New York, has been invited to attend a Public Scoping Session/Meeting in coordination with the Village of Monticello Planning Board at the Monticello Village Hall, 2 Pleasant Street, Monticello, New York on Thursday, January 15, 2026 at 5:30 P.M. for an opportunity to review and comment on the draft “Scoping Document” for the Mountaintop Villas, LLC project. The Public Scoping Session/Meeting is open to the public for all interested persons who wish to attend. A copy of the Village of Monticello Planning Board notice is attached for further reference.

Dated: Monticello, New York
January 14, 2026

By Order of the Town of Thompson
Town Board, Planning Board and Zoning Board of Appeals

Marilee J. Calhoun
Town Clerk

**NOTICE OF PUBLIC SCOPING SESSION
MOUNTAINTOP VILLAS, VILLAGE OF MONTICELLO, TOWN OF THOMPSON, NY**

Mountaintop Villas, LLC., (APPLICANT) proposes to construct a 592-residential unit development on a 83.95-acre property (69.96 acres in the Village of Monticello and another 13.99 acres in the Town of Thompson), bordering on both Route 42 and Hamilton Road. The site is located on the following parcels: Section 128, Block 1, Lots 1, 4.1, 6.2 & 6.3 (Monticello); 18.-1-57 (Thompson).

The project will also include a community building, a five-story commercial structure for office and retail and recreational amenities like two (2) pools. The property is within the Planned Unit Development District No. 1 – Hamilton Road, created pursuant to § 280-40.1 of the Village of Monticello Zoning Law.

The Village of Monticello will supply water. Additionally, two wells have already been drilled to supplement the Village's supply, with two more wells proposed for an anticipated net gain to the Village's overall water supply.

The Village of Monticello Planning Board (LEAD AGENCY) issued a positive declaration pursuant to Part 617.7 of the State Environmental Quality Review (SEQR) law. In issuing a positive declaration, the Planning Board has determined that the proposed project may have potentially significant adverse environmental impacts, and therefore an Environmental Impact Statement (EIS) shall be prepared.

A draft "scoping document" has been prepared and is subject to public review and comment prior to adoption. The primary purpose of the scoping document is to outline the contents of the EIS and identify the impact analyses to be conducted. Copies of the draft scoping document and other relevant project material can be found online at: <https://shepstone.net/mountaintopvillasscoping.pdf>

A Public Scoping Session will be held on **Thursday, January 15, 2026 at 5:30 PM** at the **Village of Monticello Village Hall** located at **Monticello Village Hall 2 Pleasant Street, Monticello, New York 12701**, at which time the Planning Board will hear comments on the draft scoping document. Written comments on the draft scope will be accepted through the close of business on Friday, January 23, 2026. Comments can be mailed to the **Village of Monticello Building Department at Monticello Village Hall 2 Pleasant Street, Monticello, New York 12701** or e-mailed to code1@villageofmonticello.com.

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Thomas J. Shepstone

January 8, 2026

Town of Thompson Town Board
4052 State Route 42
Monticello, NY 12701

Dear Involved Agency,

Please see enclosed Notice Of Public Scoping Session for Mountaintop Villas, Village of Monticello, Town of Thompson, NY.

Thank you.

Sincerely,



THOMAS J. SHEPSTONE