

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Public Meeting
Invitation
Thursday
March 1, 2001
7:00 p.m.**

**Amsterdam City Hall
3rd Floor Mtg. Rm.
(The Nursery)
61 Church Street
Amsterdam, NY**



The NYS Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the Proposed Remedial Action Plan (PRAP) for the Former Mohasco Mill Brownfield Site. At the meeting representatives from NYSDEC and NYSDOH will:

- describe results of detailed site investigation;
- explain the Proposed Remedial Action Plan (PRAP) and other alternatives considered;
- answer your questions about the PRAP;
- receive your verbal or written comments about the proposal

**Public Comment
Period**

From: **February 7, 2001**
To: **March 24, 2001**

FACT SHEET

Former Mohasco Site: B 00052-4

Forest Avenue in Amsterdam, NY
Montgomery County
NYSDEC, Region #4

February 2001

Remedial Action Planned for the Former Mohasco Mill Brownfield Site



Public Meeting, Comment Period Announced



The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH) is proposing a remedy to address the threat to human health and/or the environment created by the presence of hazardous substances at the Former Mohasco Mill Complex Brownfield site in Albany, New York (*see site location map on p. 4 of this fact sheet*).

The Proposed Action:

The proposed action is described in the site's "Proposed Remedial Action Plan" (PRAP). The PRAP was developed using detailed information collected from the Site Investigation and Remedial Alternatives Report developed by the City of Amsterdam and the NYSDEC, respectively. The PRAP examines different ways to clean up the site, and presents the alternative preferred by NYSDEC and NYSDOH. The preferred alternative is compliant with the Standards, Criteria, and Guidance (SCGs) and protective of human health and the environment, while also being cost-effective.

Highlights of the PRAP include:

- Removal and off site disposal of debris along the stream bank;
- Consolidation and regrading of contaminated surface soils;
- A 2 foot thick protective soil cover;
- Removal of physical hazards and debris under the building 31 foundation;
- Demolition of the foundations of buildings 7, 7A, 11, and 26;
- Asbestos abatement and demolition of buildings 20, 20A, and the smoke stack at the former steam power plant;
- Provide property deed restrictions, and maintenance the protective soil cover.

See the other side of this fact sheet for a summary of the Proposed Remedial Action Plan.

Your Opportunities to Comment on the Proposed Remedial Action Plan

Your comments about the PRAP are welcomed and encouraged. Written comments may be sent to:

Mr. Brian Davidson
New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Central Remedial Action
50 Wolf Road, Albany, NY 12233-7010

The full PRAP is available for your review at the document repositories listed below.

Proposed Remedial Action Plan

To better understand the site and the investigations conducted, the public is encouraged to review the project documents at the following repositories:

NYSDEC Central Office, Room 228
50 Wolf Road, Albany NY 12233
Telephone (518) 457-5677
Project Manager, Mr. Brian Davidson

③ Amsterdam Public Library
Attn. Reference Desk
28 Church Street
Amsterdam, NY 12010
Phone (518) 842-1080
Hours:
Mon. thru Thurs., 8:00 am to 8:00 pm
Fri., 8:00 am to 6:00 pm
Sat., 9:00 am to 5:00 pm
Sun., 1:00 pm to 5:00 pm

④ City of Amsterdam Community
and Economic Development
Amsterdam City Hall
61 Church Street
Amsterdam, NY 12010
(518) 843-5190
Mr. Carl Gustafson, Director

① Eric Hamilton
NYSDEC Region #4 Office
1150 Westcott Road, Schenectady, NY
12306
Telephone (518) 357-2234

For More Information: Call or write
the following staff for more information about:

Meeting/Comment Period/PRAP:
Mr. Brian Davidson
NYSDEC, Div. Environmental Remediation
50 Wolf Road, Albany, NY 12233-7010
(518)457-5677; 1(800)342-9296

Health-Related Concerns:

⑤ Mr. Richard Fedigan
NYSDOH
Flannigan Square
547 River Street
Troy, NY 12180
(518) 402-7890

Site Location and Description

The former Mohasco Mill Complex is an approximately 23.5 acre site located at the southwest corner of the intersection of Forest Avenue and Lyon Street within the City of Amsterdam, Montgomery County, New York. The North Chuctanunda Creek bisects the site from the northeast to the southwest. The Mohawk River is located approximately 1.25 miles southwest of the site. Most of the central and northern section of the property is covered by the remains of large buildings, building foundations, demolition debris, and a parking lot. An abandoned railroad and the former steam plant building are on the western and southern portion of the property.

Site History

The Mohasco Mill Complex was a carpet manufacturing facility which operated from the late 1880s through 1984. Manufacturing processes conducted at the site consisted primarily of milling and weaving of raw materials and dye operations. Based on reviews of existing documents, it is believed that chemicals shipped to, used, and stored at the site included, but may not have been limited to, sulfuric acid, acetic acid, hydrogen peroxide, hydrosulfites, PCBs, and some metalized dyes. Carpet manufacturing activities ceased in 1984, after which time the site was leased for use as storage and office space until 1992. Most of the buildings at the site were destroyed by fires in 1992 and 1994. Debris from the buildings destroyed by the fire was left on-site and was used to backfill building foundations. The City acquired the site in 1994. The site is currently unoccupied.

Site Investigation

The purpose of the Site Investigation (SI) was to define the nature and extent of any contamination resulting from previous activities at the site. The SI was conducted in two phases. The first phase was conducted from November 1998 to May 1999. The second phase was conducted in August 2000, after the completion of the USEPA removal action at the former steam plant, as discussed in Section 4.2 of the PRAP. A report entitled Final Site Investigation Report, dated November 2000, has been prepared which describes the field activities and findings of the SI in detail.

Proposed Remedial Action Plan

The SI included the following activities:

- Installation of soil borings and monitoring wells for analysis of soils and groundwater as well as physical properties of soil and hydrogeologic conditions;
- Surficial soil samples were collected to assess the potential for direct contact with contaminants;
- Test pits were excavated to look for buried transformers and obtain subsurface soil samples;
- Water and sediment samples were collected from the North Chuctanunda Creek, from upstream to the confluence with the Mohawk River; and
- An asbestos and lead paint survey was conducted.

To determine which media (soil, groundwater, etc.) contain contamination at levels of concern, the SI analytical data was compared to environmental Standards, Criteria, and Guidance values (SCGs). Groundwater, drinking water and surface water SCGs identified for the former Mohasco Mill site are based on NYSDEC Ambient Water Quality Standards and Guidance Values and Part V of NYS Sanitary Code. For soils, NYSDEC TAGM 4046 provides soil cleanup guidelines for the protection of groundwater, background conditions and health-based exposure scenarios. Guidance values for evaluating contamination in sediments are provided by the NYSDEC Technical Guidance for Screening Contaminated Sediments.

Based on the Site Investigation results in comparison to the SCGs and potential public health and environmental exposure routes, certain areas and media of the site require remediation. These are summarized below. More complete information can be found in the SI Report.

Elements of the Proposed Action Plan

The elements of the proposed remedy are as follows:

1. A remedial design program to verify the components of the conceptual design and provide the details necessary for the construction, operation and maintenance, and monitoring of the remedial

program. Any uncertainties identified during the SI/RAR would be resolved. The design of this alternative would include the collection of additional surface soil samples to more accurately identify the lateral extent of PAH surface soil contamination so that the amount of soils to be consolidated and covered can be minimized. Background levels for the site would be further determined during design. Areas of the site having PAH levels that do not exceed background would not require a protective cover.

2. Removal of debris along the stream bank, with consolidation and regrading of contaminated soils.
3. The site would be regraded and covered with a protective layer of 2 feet of clean soil over green spaces (i.e. areas not occupied by buildings, pavement or sidewalk). Beneath the 2 foot soil layer, a commercial grade filter fabric will be installed to serve as a demarcation layer and to prevent inadvertent contact with contaminated soils.

The soil cover material will be sloped from any sidewalk areas around the site to the required 2 foot elevation, if necessary, so as to allow for gradual elevation rise. Any excavated material not used for regrading purposes must be shipped off site to an approved and permitted landfill.

Acceptable alternative protective cover possibilities could be: sidewalks, parking lots, building footprints, or other acceptable strategies that provide a barrier to contact with the contaminated subsurface soils.

4. A deed restriction would be used to require owners to maintain the protective layer materials as provided for in this proposed plan and subsequent Record of Decision and to also prohibit the usage of groundwater. If development or excavation occurs on site, any subsurface soils below the protective layer that are excavated will have to be disposed off site at an approved and permitted landfill in accordance with NYSDEC regulations. A plan will be submitted and approval must be given before any development or excavation work proceeds.

The deed restriction would require owners to annually certify to the NYSDEC that the remedy and protective cover have been maintained and that the conditions at the site are fully protective of public health and the

Proposed Remedial Action Plan

protective cover have been maintained and that the conditions at the site are fully protective of public health and the environment in accordance with the proposed plan and subsequent Record of Decision. Deed restrictions would also limit the uses of the property to recreational, commercial, or industrial.

5. Removal of physical hazards, debris under the building 31 foundation, and pesticide contaminated sludge or soil in the drain lines in Building 7 with off-site disposal.
6. Demolition of the foundations of buildings 7, 7A, 11 & 26.

7. Asbestos abatement and demolition of buildings 20, 20A, and the smoke stack at the former steam power plant building.
8. Decommissioning of the monitoring wells.

Estimated Costs for the Proposed Remedy

The estimated present worth cost to implement the remedy is \$ 2,590,000. The environmental remediation cost to implement the remedy is estimated to be \$ 1,060,860. The cost of building demolition with disposal onsite is estimated at \$1,444,950, and the estimated average annual operation and maintenance cost for 30 years is \$ 5,000.



