April 27, 2022

Ms. Ruth Curley, P.E.
Division Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016

RE: Corrective Measures Summary Report
Former Mohasco Mills Complex
Lyon Street & Forest Avenue
Amsterdam, New York
Site No. B-00052-4
LaBella Project No. 2203166

Dear Ms. Curley,

LaBella Associates, D.P.C. (LaBella) has prepared this Corrective Measures Summary Report on behalf of Sticker Mule LLC (Sticker Mule) for the Former Mohasco Mills Complex (Site). This summary report has been prepared to document the corrective measures completed at the Site related to repairing the sinkhole in the soil cover system that comprises the engineering control.

BACKGROUND

According to the March, 2001 Record of Decision (ROD) for the Site, the Mohasco Mill Complex was a carpet manufacturing facility which operated from the late 1880s through 1984. The manufacturing processes conducted at the Site consisted primarily of milling and weaving of raw materials and dyeing operations. Carpet manufacturing ceased at the Site in 1984, after which time the Site was leased for use as storage and office space. In 1992 (and again in 1994) most of the buildings at the Site were destroyed by fires. The debris from the buildings destroyed by the fires was left on-Site and was used to backfill the building foundations.

The City of Amsterdam acquired the former Mohasco Mills property in 1994, a Site investigation was conducted under the New York State Environmental Restoration Program and was completed in 2000. The findings identified semi-volatile organic compounds, metals, polychlorinated biphenyls (PCBs), and/or pesticides in Site soil in excess of the NYSDEC's soil cleanup objectives (SCOs) as specified in their Technical and Administrative Guidance Memorandum (TAGM No. 4046). Groundwater was found to contain low concentrations of Site related compounds at a few locations, but no plume (or pattern) of impacted groundwater was identified. Stream sediment samples collected immediately downgradient of the Site identified elevated concentrations of selected semi-VOCs and the metals arsenic, lead and zinc.

A Record of Decision (ROD) was signed for the Site in March, 2001. The ROD called for removal of debris and impacted soil from the bank of the North Chuctanunda Creek, building demolition, and placement of a 2.0-foot thick cover of clean soil over areas of impacted soil and debris. The remedial design was subsequently approved in September 2005, and the Site was remediated in the summer and fall of 2006. NYSDEC placed an environmental easement on the property on April 20, 2011 and, a Certificate of Completion was awarded to the City of Amsterdam Industrial Development Agency in

August 2011. The property was subsequently sold to the current owner, Sticker Mule, LLC (January 2019) and the certificate of completion transferred to Sticker Mule LLC in July, 2019.

The soil cover at the Site is part of the engineering controls that are in place to prevent direct exposure to buried debris, soil containing polycyclic aromatic hydrocarbons (PAHs) and elevated metals concentrations in subsurface soils, as well as prevent the continued erosion of impacted Site soil into the North Chuctanunda Creek.

The soil cover at the Site is protected from disturbance via an April, 2011 environmental easement that serves as an institutional control for future Site use and development. A Site inspection was conducted on August 23, 2021 by LaBella. During that inspection, soil cover was evaluated and generally observed to be in good condition and fully functional, except for a "sinkhole" that was noted in the northeastern portion of the Site in the area adjacent to Lyon Street and the intersection with Wilbur Street (Photograph 1).

Photograph 1:



The soil cover appears to have collapsed as result of the sinkhole. Evidence of building debris (presumably from the 1992 or 1994 fires) can be observed in the sinkhole. The demarcation fabric and soil cover are also present (Photograph 2).

A January 14, 2022 Corrective Measures Work Plan (CMWP) was prepared by LaBella and subsequently approved on February 1, 2022 by the NYSDEC. A summary of the corrective measures completed is provided below.

Photograph 2:



CORRECTIVE MEASURES

The corrective measures to restore the Site to conformance with the Site Management Plan and other guidance for the Site administered by NYSDEC were performed on March 7, 2022 and completed on April 14, 2022. All work was performed by Pareene Contracting, Inc. (under contract with Sticker Mule) and was documented by a LaBella environmental professional. Backfill receipts and structural testing material evaluation documentation for the topsoil and crushed stone used to complete the corrective measure are attached. The sinkhole was observed to be an ellipse that measured approximately 14 feet (on the long axis) by 12 feet (on the short axis). The cause of the sinkhole is currently unknown.

On March 7, 2022, the caved-in demarcation fabric (Photograph 2) was cut back to expose the sinkhole. Soil above the demarcation layer was allowed to settle into the sinkhole. Angular six-inch (+/-) size crushed stone ("Canal Stone") supplied by Cushing Stone Company located in Amsterdam, New York was placed in the sinkhole to fill the void space to the level of the surrounding (intact) textile fabric demarcation layer. The surrounding demarcation layer was observed to be approximately two feet below ground surface. Photograph 3 shows the placement of the "Canal Stone".

Photograph 3:



The "Canal Stone" was covered with geotextile fabric to serve as replacement demarcation layer (Photograph 4). The demarcation layer did not overlap the surrounding fabric in order to protect the surrounding soil cover from damage because the ground was frozen. Once the new demarcation layer was established, #3 crushed stone (supplied by Cushing Stone) was added to fill the sinkhole to grade (Photograph 5).

Photograph 4:



Photograph 5:



On April 14, 2022, Pareene Contracting mobilized to the Site to compact the #3 stone and finish the restoration work. The #3 stone fill was compacted using a hydraulic tamper attached to a track-mounted excavator (Photograph 6).

Photograph 6:



After the crushed stone fill was compacted to depths of approximately six- to eight-inches below ground surface, geotextile fabric was placed over the stone (Photograph 7) to prevent the topsoil from "washing" into the gravel. Topsoil was supplied by Carver Construction, Inc. (Halfmoon Pit) was placed above the #3 crushed stone and fabric (Figure 8).

Photograph 7:

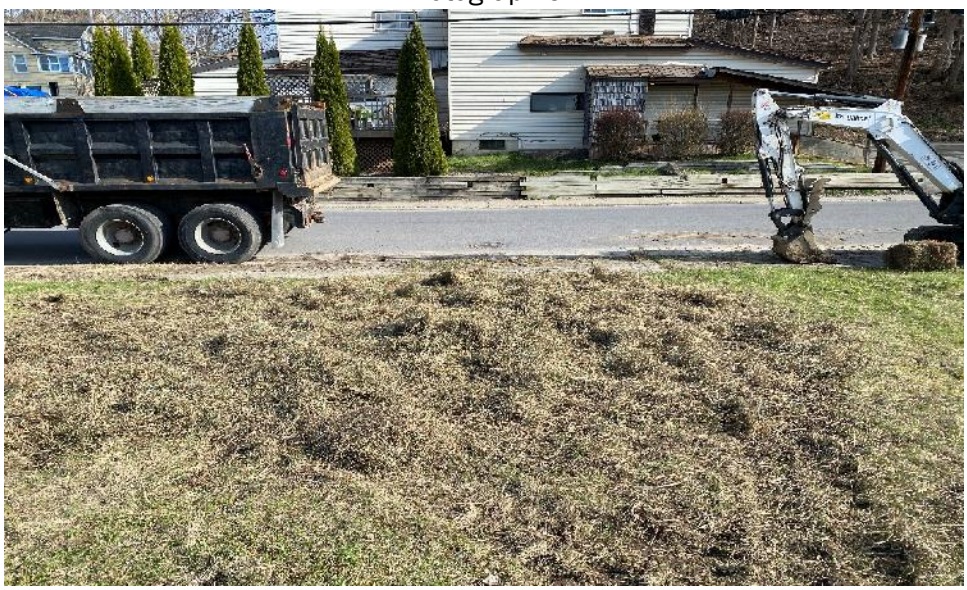


Photograph 8:



Grass seed was planted and covered with straw mulch to complete the restoration work (Photograph 9).

Photograph 9:



CONCLUSION

LaBella documented the repair of the sinkhole in the soil cover system that comprises the engineering control at the subject Site. The repairs included in the placement of "Canal Stone", a demarcation layer, #3 stone and a final topsoil cap in March and April 2022. The repaired sinkhole was seeded and covered with straw mulch. Based on the documented repairs, it is LaBella's professional opinion that the engineering control has been restored.

If you have any questions or comments regarding the above information, please contact LaBella Associates, D.P.C. at (518) 885-5383.

Sincerely,
LaBella Associates, D.P.C.

Aaron Yecies, CPG, P.G.
Program Manager

Fil L. Fina III, P.E.
Vice President, Environmental Remediation Program Manager

Attachments:
Material Receipts

Cc: Ms. Linette Waling – Sticker Mule, LLC
Mr. Christopher O'Neill – NYSDEC
Mr. Gerald Burke - NYSDEC

CUSHING STONE COMPANY, INC.

725 State Highway 5S - Amsterdam, NY 12010
Telephone (518) 887 2521 - cushingoffice@cranesville.com

TICKET NO: 88971 DATE: 3/7/2022
JOB/PO/LOC: MOHASCO
TIME OF DAY: 9:02 TRUCK: EJ164

CUSTOMER: 12070
ERIC J. PAREENE
TRUCKING & EXCAVATING INC.
211 ST HWY 67
AMSTERDAM NY 12010

CANAL STONE
8.50 TN @

GROSS (LBS): 44900
TARE (LBS): 27900
NET (LBS): 17000

SUB TOTAL:
Sales Tax
TICKET TOTAL:
RECEIVED BY:

LOADS TODAY: 3.00
DAILY QTY: 29.00

TRUCKER

THIS COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY WHILE TRUCKS ARE MAKING DELIVERIES.

CUSHING STONE COMPANY, INC.

725 State Highway 5S - Amsterdam, NY 12010
Telephone (518) 887 2521 - cushingoffice@cranesville.com

TICKET NO: 88969 DATE: 3/7/2022
JOB/PO/LOC: Mohasco
TIME OF DAY: 8:07 TRUCK: EJ164

CUSTOMER: 12070
ERIC J. PAREENE
TRUCKING & EXCAVATING INC.
211 ST HWY 67
AMSTERDAM NY 12010

CANAL STONE
12.00 TN @

GROSS (LBS): 51900
TARE (LBS): 27900
NET (LBS): 24000

SUB TOTAL:
Sales Tax
TICKET TOTAL:
RECEIVED BY:

LOADS TODAY: 1.00
DAILY QTY: 12.00

TRUCKER

THIS COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY WHILE TRUCKS ARE MAKING DELIVERIES.

CUSHING STONE COMPANY, INC.

725 State Highway 5S - Amsterdam, NY 12010
Telephone (518) 887 2521 - cushingoffice@cranesville.com

TICKET NO: 88974 DATE: 3/7/2022
JOB/PO/LOC: MOHASCO
TIME OF DAY: 10:02 TRUCK: EJ164

CUSTOMER: 12070
ERIC J. PAREENE
TRUCKING & EXCAVATING INC.
211 ST HWY 67
AMSTERDAM NY 12010

#3 STONE
10.00 TN @

GROSS (LBS): 47900
TARE (LBS): 27900
NET (LBS): 20000

SUB TOTAL:
Sales Tax
TICKET TOTAL:
RECEIVED BY:

LOADS TODAY: 1.00
DAILY QTY: 10.00

TRUCKER

THIS COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY WHILE TRUCKS ARE MAKING DELIVERIES.

CONSTRUCTION TECHNOLOGY

INSPECTION & TESTING DIVISION, P.D.& T.S., INC.
4 William Street, Ballston Lake, New York 12019
Phone: (518) 399-1848 Email: constructiontech@live.com

CLIENT: **CARVER CONSTRUCTION, INC.**
494 WESTERN TURNPIKE
ALTAMONT, NEW YORK 12009

REPORT DATE: 03/24/22
SAMPLE NUMBER: 21693
OUR FILE NO: 427.000

Robert Behan

ATT'N: MR. ROBERT SMITH
REVIEWED BY: ROBERT BEHAN, NICET

PROJECT: **LABORATORY MATERIALS EVALUATION PO# BP2459-BS**

ASTM C136 / C117 / D422: SIZE DISTRIBUTION OF SOIL & AGGREGATES: SIEVE ANALYSIS

MATERIAL SOURCE: **CLIENT ID: HALFMOON PIT: TOPSOIL: NYSDoT TYPE "LAWN"**
MATERIAL DESCRIPTION: SAND, medium/fine; some Silt/Clay; trace fine Gravel
MATERIAL PROJECT USE: TOPSOIL
EVALUATION SPECIFICATION: NYSDoT STANDARD SPECIFICATION SECTION 713-01 TOPSOIL, ITEM B. 2. TOPSOIL - LAWN

COARSE SIEVE SERIES: US STANDARD						MEDIUM SIEVE SERIES: US STANDARD						FINE SIEVE SERIES: US STANDARD					
SIEVE SIZE	PERCENT RETAINED	PERCENT PASSING	SPECIFICATION ALLOWANCE			SIEVE SIZE	PERCENT RETAINED	PERCENT PASSING	SPECIFICATION ALLOWANCE			SIEVE SIZE	PERCENT RETAINED	PERCENT PASSING	SPECIFICATION ALLOWANCE		
4"						1/4"	2.0	98.0				#50	57.3	42.7			
3"						#4	3.8	96.2				#60					
2 1/2"						1/8"						#80					
2"						#8	6.7	93.3				#100	69.0	31.0			
1 1/2"						**#10**	9.4	**90.6**	**90**	**-**	**100**	#140					
1"		**100.0**	**100**	**-**	**100**	#16	23.0	77.0				**#200**	72.6	**27.4**	**25**	**-**	**70**
3/4"						#20											
1/2"						#30	36.3	63.7				**2 micron**		**8.7**	**5**	**-**	**35**
3/8"		100.0				**#40**	46.4	**53.6**	**45**	**-**	**80**						

ASTM D-2974
ORGANIC CONTENT
7.5%
SPECIFICATION 6 - 12%

ASTM D-4972
SOIL pH VALUE
5.7
SPECIFICATION: 5.5-7.6

