

**From:** [Yecies, Aaron](#)  
**To:** [Curley, Ruth E \(DEC\)](#)  
**Cc:** [linette@stickermule.com](mailto:linette@stickermule.com); [Vaverchak, Sierra](#)  
**Subject:** Site No. B-00052-4, Former Mohasco Mills Complex  
**Date:** Monday, November 14, 2022 5:06:56 PM  
**Attachments:** [report.HW.B000524.2022-11-14.2022 Annual Inspection.pdf](#)

---

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Hi Ruth,

Attached is the 2022 Annual Site Inspection Report. Please let us know if you have any questions.

Thank you,  
Aaron

**Aaron Yecies, CPG, PG**

LaBella Associates | Environmental Consulting Program Manager  
518-885-5383 office  
518-885-5383 ext. 213 direct  
518-470-6358 cell  
5 McCrea Hill Road  
Ballston Spa, NY 12020  
[ayecies@LaBellaPC.com](mailto:ayecies@LaBellaPC.com)  
[labellapc.com](http://labellapc.com)

-

Notice: This communication and any attachments may contain information that is proprietary to LaBella Associates, D.P.C. It may be used by the intended recipient only, only for the purpose for which it was transmitted, and must be destroyed upon request. If you have received this communication in error, please return it to the sender and destroy any remaining copies.



November 14, 2022

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

**Re: Former Mohasco Mills Complex – 2022 Annual Site Inspection  
Forest Avenue & Lyon Street  
Amsterdam, Montgomery County, New York  
NYSDEC Site #: B-00052-4**

Dear Ms. Curley:

LaBella Associates, D.P.C. (LaBella) visited the former Mohasco Mills Complex (NYSDEC Site #: B-00052-4) on August 17, 2022 to perform the 2022 Annual Site Inspection in accordance with the Site Management Plan (ENSR, 2007). Sierra Vaverchak and Nick Willmart of LaBella performed the inspection. The observations are included in the attached Site Inspection Checklist and Site Map (**Attachment A**).

### **Observations**

Engineering controls that were instituted (capping, fencing, creek banks, vegetation, etc.) on the Former Mohasco Mills Site in 2006 are in good condition and fully functional with the following exceptions noted below. Cover vegetation appears to be thick and unstressed. The visual inspection of the engineering controls revealed the following deficiencies:

- Settling of the former building foundation, north of the existing building (**Attachment B – Photograph 1**);
- A pothole in the pavement, approximately 18 inches wide was observed along the northern portion of the Chuctanunda Creek (**Attachment B – Photograph 2**);
- Missing side rails on the footbridge over the Chuctanunda Creek (**Attachment B – Photographs 3 and 4**); and,
- Damaged and missing railings on the retaining wall north of the creek were also observed during the site inspection (**Attachment B – Photograph 5**).

### **Recommendations**

The following remedies are recommended to repair and restore the engineering controls at the Site:

- The settling of the former building foundation should be properly stabilized and filled in by the responsible party;
- The pothole in the pavement along the northern portion of the Chuctanunda Creek should be properly closed and taken care of by the responsible party; and,
- The missing rails on the footbridge and, the damaged and missing railings on the retaining wall should be replaced by the responsible party.



### Completed Repairs

Repairs were made to the former building foundation, the pothole in the pavement, and missing side rails on the footbridge and retaining wall north of the Chuctanunda Creek by Sticker Mule on October 6, 2022. Photographs of the repairs are included in Attachment B (Photographs 1A – 4A).

If you have any questions regarding the information contained herein, please contact LaBella at (518) 885-5383.

Respectfully submitted,  
LABELLA ASSOCIATES, D.P.C.

Sierra Vaverchak  
Environmental Geologist

Aaron Yecies, CPG, P.G.  
Environmental Consulting Program Manager

Attachments:

- Attachment A – Executed Site Inspection Checklist
- Attachment B – Photographic Log

cc: Linette Waling – Sticker Mule



**ATTACHMENT A**  
Site Inspection Checklist and Site Map

**SITE INSPECTION CHECKLIST  
FORMER MOHASCO MILL COMPLEX SITE  
CITY OF AMSTERDAM, MONTGOMERY COUNTY, NY  
NYSDEC SITE NUMBER B-00052-4**

Type of Inspection:  X  Scheduled                      \_\_\_\_\_ Response to Storm Event  
 Date of Inspection:  8/17/22   
 Personnel Present:  Sierra Vaverchak & Nick Willmart   
 Weather Conditions:  Overcast, 70°F

**INSPECTION ITEMS**

**COMMENTS/NEED FOR ACTION**

\* All conditions are acceptable unless otherwise noted \*

**Soil Cap Integrity**

6" topsoil                      \_\_\_\_\_  
 18" clean fill layer                      \_\_\_\_\_  
 Geotextile demarcation layer                      \_\_\_\_\_  
 4" minimum cushion layer                      \_\_\_\_\_

**Site Drainage**

Erosion features                      \_\_\_\_\_  
 No significant ponding                      \_\_\_\_\_

Settling of former foundations                      \_\_\_\_\_

Potential foundation settling along the north portion of "foundation ~~remains~~" area north of the 7 story building.

**Cover Vegetation**

Healthy, no stress                      \_\_\_\_\_

**Creek Banks**

Slope stability                      \_\_\_\_\_

**Vectors**

Holes from burrowing                      \_\_\_\_\_

**Gravel Access Road**

Roadbed gravel cover                      \_\_\_\_\_

Armor stone reinforced areas                      \_\_\_\_\_

**Institutional Controls**

---

Deed restriction  
violations (disturbances)

---

—

---

**Pedestrian Footbridge**

---

Structural integrity of decking  
and hand rails

Missing side rails on the footbridge were observed.

**Chain-link Fencing/Gates**

---

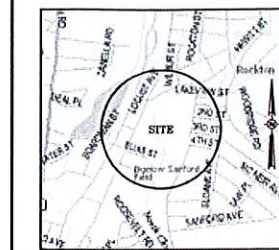
—

---

COMMENTS/FOLLOW UP NEEDS: A pothole in the asphalt, ~18" wide  
was observed along the northeast side of the Chutanunda  
Creek and footbridge. Damaged and missing railings were  
observed on the retaining wall on the north side of the  
creek. These should be replaced as safety precautions.

---





SITE LOCATION MAP NOT TO SCALE

POSITION OF LANDS OF THE CITY OF AMSTERDAM, NEW YORK ASSESSED BY THE ENGINEERING CONTROLS DIVISION OF THE CITY OF AMSTERDAM, NEW YORK...

ENGINEERING CONTROLS PARCEL 1, AREA=1.85 ACRES OF LAND

CONTRIBUTING TO THE POINT OF INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE CITY OF AMSTERDAM, NEW YORK AS DESCRIBED IN BOOK 817 OF DEEDS...

ENGINEERING CONTROLS PARCEL 2, AREA=0.63 ACRES OF LAND

CONTRIBUTING TO THE POINT OF INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE CITY OF AMSTERDAM, NEW YORK AS DESCRIBED IN BOOK 817 OF DEEDS...

ENGINEERING CONTROLS PARCEL 3, AREA=4.64 ACRES OF LAND

CONTRIBUTING TO THE POINT OF INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE CITY OF AMSTERDAM, NEW YORK AS DESCRIBED IN BOOK 817 OF DEEDS...

CONTRIBUTING TO THE POINT OF INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE CITY OF AMSTERDAM, NEW YORK AS DESCRIBED IN BOOK 817 OF DEEDS...

ENGINEERING CONTROLS PARCEL 4, AREA=4.64 ACRES OF LAND

CONTRIBUTING TO THE POINT OF INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE CITY OF AMSTERDAM, NEW YORK AS DESCRIBED IN BOOK 817 OF DEEDS...

- MAP NOTES: 1. Boundary information shown here was compiled from an actual field survey conducted during the month of August, 2006.

TABLE OF APPARENT ENCROACHMENTS:

- 1. Area occupied by existing building, consisting of a small, dog house, rabbit and chicken house.

MAP REFERENCES:

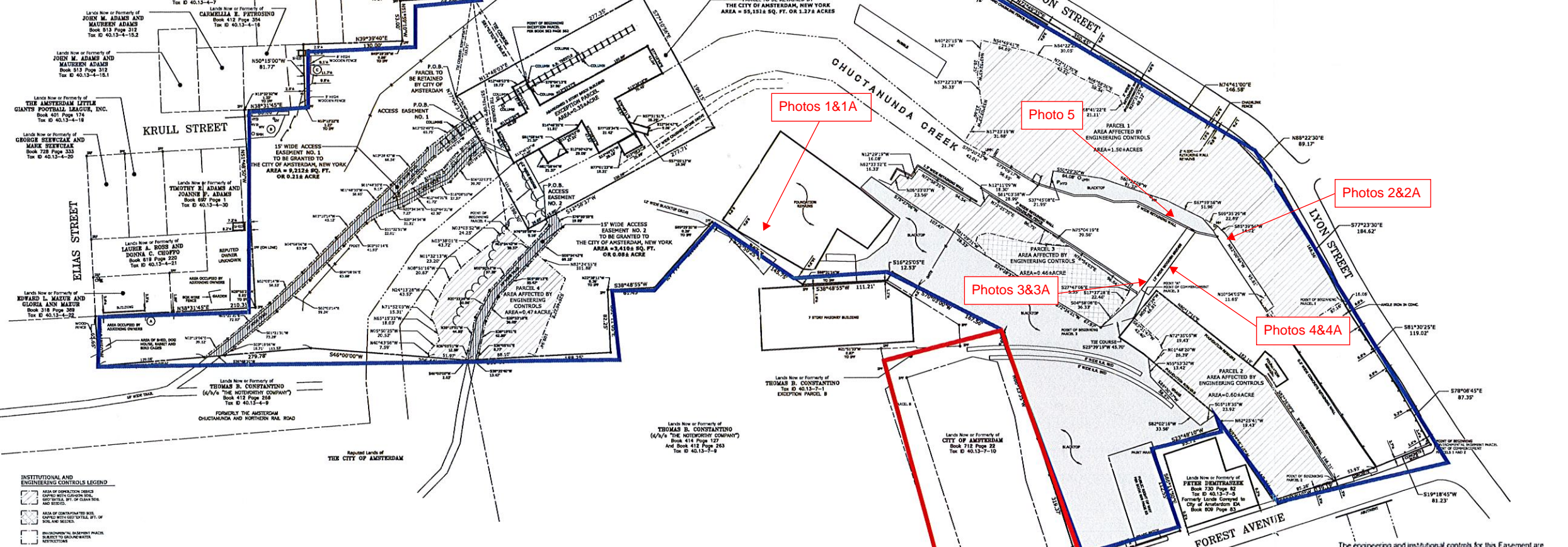
- 1. "Boundary Survey Lands of the City of Amsterdam, New York Book 847 of Deeds, Page 262 (Formal Release) - 1958, prepared by Hamilton Land Survey and Land Development Consultants, P.C.

- 2. Survey parcel is subject to an unsplit utility assessment presented to Niagara Mohawk Power Corporation and Verizon New York, Inc. per Book 4272 Page 206.

- 3. Survey parcel may be subject to the following unsplit utility assessments:

- 4. Survey parcel may be subject to covenants, restrictions and easements per the following:

- 5. Parcels shown depicting areas affected by engineering controls were protected from Map Reference No. 2.



INSTITUTIONAL AND ENGINEERING CONTROLS LEGEND and SYMBOL AND LINE LEGEND. Includes symbols for easements, encroachments, and various types of roads.

ENVIRONMENTAL EASEMENT PARCEL IS SUBJECT TO THE FOLLOWING INSTITUTIONAL AND ENGINEERING CONTROLS:

- Use of the premises underlying the property is prohibited without treatment rendering it safe for intended use.

Table with columns: DATE, REVISIONS RECORD/DESCRIPTION, DRAWN, CHECKED, APPLD, AUTHORIZED. Lists revisions from 01/24/06 to 10/05/06.

The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP may be obtained by any party with an interest in the property...

ALTA/ACSM LAND TITLE BOUNDARY SURVEY. LANDS NOW OR FORMERLY OF THE CITY OF AMSTERDAM, NEW YORK. 350 FOREST AVENUE. C.T. MALE ASSOCIATES, P.C. SHEET 1 OF 1. DATE: AUG, 29, 2006.





**ATTACHMENT B**  
Photographic Log





Photograph 1 – Settling of the former foundation north of the existing building



Photograph 1A – Repairs to the settling of the former foundation north of the existing building





Photograph 2 – Pothole along the north side of the creek and retaining wall



Photograph 2A – Pothole repairs along the north side of the creek and retaining wall





Photograph 3 – Missing side rails on the footbridge



Photograph 3A – Repairs to the missing side rails on footbridge and missing railings on the retaining wall north of the creek





Photograph 4 – Missing side rails on the footbridge



Photograph 4A – Repairs to the missing side rails on the footbridge





Photograph 5 – Damaged and missing railings on the retaining wall north of the creek