



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Eastern Region, Airports Division

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Jamaica, NY 11434-4809

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**August 15, 2025**

April Gasparri  
Director of Aviation  
Westchester County Airport (HPN)  
[axgc@westchestercountyny.gov](mailto:axgc@westchestercountyny.gov)

### **Section 13.2 Letter of Investigation**

Dear Ms. Gasparri:

The Federal Aviation Administration is in possession of information indicating that Westchester County (the County), sponsor of Westchester County Airport (Airport), may be in violation of its federal grant obligations as it relates to its operation of the Airport. Specifically, we have received information indicating that the Million Air Fixed Base Operator (FBO) at the Airport is increasing tie down rates for light general aviation aircraft from \$345 a month to \$800 a month. We are concerned that this increase may be contrary to the requirements of Grant Assurance 22(a) and (b).

The purpose of this Investigation is to determine if the County is complying with its Grant Assurances. We ask that you provide the following information and documentation to assist in our investigation:

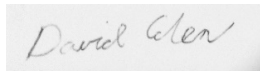
1. Identification as to the monthly rate for tie down space charged by Million Air at the Airport as of:
  - a) August 1, 2025;
  - b) August 1, 2024;
  - c) August 1, 2023.
  
2. Please provide a description of any increase in the monthly tie down rate that Million Air has proposed in 2025 and/or 2026. Within this description, please specify if it is anticipated that Million Air will increase its monthly rate for tie down spaces to:
  - a) \$800 a month beginning in or around December 31, 2026; and
  - b) \$600 a month starting on October 1, 2025.

3. Please provide a description of the outcome of any discussion management of the Airport had with Million Air in 2025 concerning proposed increases in the monthly rate for tie down spaces.
4. If Million Air has proposed an increase in the monthly rate for tie down spaces on their leasehold at the Airport please provide Million Air's justification for this increase.
5. Please provide a financial statement from Million Air describing their revenues and expenses for their operations at the Airport for 2023 and 2024.
6. Please describe any distinctions Million Air makes with respect to its monthly rates for tie down spaces at the Airport based on the type or size of aircraft leasing the space (e.g. single engine v. twin engine aircraft).
7. Please describe the average dimensions of each tie down space that Million Air leases at the Airport and in so doing please indicate if the dimensions of tie down spaces for some types of aircraft (e.g. single engine v. twin engine aircraft) that Million Air leases space to at the Airport are larger than the spaces for others.
8. Please identify the name of any other FBO's at the Airport, besides Million Air, that lease tie down spaces.
9. For any FBO identified in response to the preceding paragraph identify:
  - a) the monthly rate for tie down spaces that the FBO charges as of August 1, 2025, and
  - b) any increases in the monthly rate for tie down spaces that the FBO has proposed for the rest of 2025 and/or 2026.
  - c) Any distinctions the FBO makes between single engine and twin engine aircraft with respect to pricing.
  - d) The average dimensions of each tie down space and in so doing please indicate if the dimensions of tie down spaces for some types of aircraft (e.g. single engine v. twin engine aircraft) are larger than the spaces for others.
10. Please provide your analysis as to why Million Air's proposed increase of its monthly rate for tie down spaces to \$600 beginning on or about October 1, 2025, or \$800 beginning on or about December 31, 2026, should not be considered a violation of Grant Assurance 22(b).
11. Please provide your analysis as to why Million Air's proposed increase of its monthly rate for tie down spaces to \$600 or \$800 should not be considered a violation of Grant Assurance 22(a).

Please provide this information no later than 30 days from date of this letter. If you have any questions regarding the allegations, please contact David M. Cohen at 516-792-1862.

Thank you for your attention to this matter.

Sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "David Cohen".

David M. Cohen  
Compliance Program Manager

cc: Miguel Vasconcelos ACO-100  
Evely Martinez, NY ADO  
Rob Costa, NY ADO  
Andy Espejo, NY ADO