

J. Scott Dyer
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VIA EMAIL

November 9, 2025

Re: HPN Section 13.2 Letter of Investigation

Mr. David Cohen
Federal Aviation Administration
Eastern Region, Airports Division
1 Aviation Plaza, Room 516
Jamaica, NY 11434-4809

Dear Mr. Cohen:

I write in connection with the above-referenced investigation.

I understand from speaking with other parties that FAA may be seeking a way to define the market rate for light GA tiedowns at Westchester County Airport, and may be looking at other Part 139 airports (many with substantially more airline traffic than HPN).

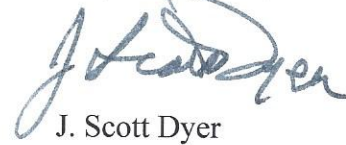
The other light GA FBO at HPN, Atlantic West, increased its tiedown rate for light GA to \$430 per month for a single as of January 1, 2024. At that time, less than 2 years ago, Atlantic West expressly said in writing that this was the "Fair Market Value". A copy of such a communication to a tenant is enclosed.

This is the best indication that the market rate at HPN is far less than the \$600 per month that is now charged by Millionair. There is no chance that costs in the 18 months preceding Millionair's announcement of the increase have added an additional 40% to the Atlantic West tiedown amount. FAA needs look no farther than HPN itself to see that the current Millionair tiedown rate vastly exceeds the fair market value of the service being provided.

My request continues to be that the FAA find the increased rent to be in violation of Grant Assurance 22, all appropriate penalties be assessed against the County so to ensure that

Millionair will comply with the terms of the Grant Assurance, the excess rents charged and collected by Millionair be returned forthwith to the tiedown customers with interest to the date of refund, and for other and further relief that may be appropriate.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. Scott Dyer".

J. Scott Dyer

Enclosure

cc: April Gasparri
Francisco Tejada
Nicholas Hartman, Chair, Airport Advisory Board
Sean M. Collins, AOPA

(all via email)



Date: November 27, 2023
To: Mr. John Wellington / 25125 Inc
From: Frank Ciezadlo
Re: Approved monthly tenant rate increase January 1, 2024

Dear Mr. Wellington,

On behalf of Atlantic Aviation, I would like to thank you for your business. We truly value and appreciate you as our customer. I look forward to growing our relationship in the years to come.

As you may know, it has been several years since Atlantic Aviation (and its predecessor companies Ross Aviation and Landmark Aviation) has increased monthly tenant rates for single-engine piston tiedowns. During that time, Atlantic has born full increases in expenses including but not limited to, labor, insurance, equipment maintenance and replacement, facility expenses, utilities, rent, and G&A Expense. This includes during periods of high inflation and economic slowdown both during and after the COVID-19 pandemic.

As required in the Master Lease between Atlantic Aviation and the County of Westchester, Atlantic Aviation has requested, and received, approval from Westchester County, to bring the monthly tiedown rates up to Fair Market Value of \$430.00 per month.

Effective January 1, 2024, your new monthly rate for aircraft tiedown will be \$430.00 per aircraft.

In addition, Atlantic Aviation is also working to bring all tenants onto a standard Use and Occupancy (U&O) Agreement. We will send out those agreements for review and signature when they are finalized.

Again, I thank you for your business and look forward to growing our relationship in the years to come.

Please reach out to me, or any of the Atlantic Aviation HPN Management Team if you have any questions.

Thank you very much.

Very Sincerely,

Frank Ciezadlo

General Manager-Atlantic Aviation HPN