

RE: HPN Section 13.2 Investigation

From: Cohen, David M (FAA) (david.m.cohen@faa.gov)

To: axgc@westchestercounty.ny.gov; ftc@westchestercounty.ny.gov

Cc: scott.dyer@verizon.net; evelyn.martinez@faa.gov; robert.costa@faa.gov; mahendra.raghubeer@faa.gov; andy.espejo@faa.gov; david.m.cohen@faa.gov; miguel.vasconcelos@faa.gov

Date: Monday, November 10, 2025 at 02:31 PM EST

Good afternoon,

Yesterday and today, Mr. Dyer provided additional information as part of his complaint (see attached). If you wish to respond to this information please do so within 30 days. Additionally, we have the following additional requests for information/documentation that we request you respond to within 30 days:

1. Based on your 11/17/25 email, indicating that of the 39 tenants 1 was paying \$280, 3 were paying \$345 and 35 were paying \$365 the average rent per tenant would be \$361.28 This indicates that the average tie down revenue indicated by Million Air of \$320 per month, on Page 3 of Attachment 1 of a document dated September 4, 2025 addressed to April Gasparri, appears to be inaccurate. Please indicate if you agree that the statement by Million Air that the average tie down fee was \$320 per month is inaccurate and if you do not agree please explain all reasons why.
2. We still need answers to questions 1, 2, 4, and 6 of our September 30, 2025 request for information. Please provide the information as soon as possible.
3. Please confirm that the increase to \$600 for the Million Air outdoor tie down spaces was for each of the 39 tie down spaces including the flight school. Concurrently, please provide each current lease agreement reached between Million Air and any flight school leasing one or more of these 39 tie down spaces.
4. Provide information as to how many tie down tenants of the 39 spots have vacated their lease within the last 3 months.
5. Provide information as to how much Atlantic was charging for tie down space at HPN prior to the increase to \$430 for single engine aircraft in 2024.
6. In the above referenced document dated September 4, 2025, Million Air indicates its annual costs for Amenities is \$75,000. Please indicate if this \$75,000 is used for amenities solely available for the 39 tie down lessees and/or if the \$75,000 is used for amenities that are available to anyone that enters Million Air's facilities at HPN. If the \$75,000 is used for amenities solely available for the 39 tie down lessees please explain how Million Air ensures that these amenities are only used by the 39 tie down lessees.
7. Please identify how many people on an average day, have free access to the Amenities (coffee, drinks, snacks) available in the Million Air facility at HPN.
8. In the above referenced document dated September 4, 2025, Million Air indicates its annual costs for electricity is \$44,000. Please explain if this \$44,000 is Million Air's annual electricity bill for its entire complex at HPN.
9. Please explain how Million Air determined that the \$44,000 annual bill for electricity is attributable to the 39 tie down spaces.
10. Please indicate how many of the 39 tie down spaces have electric outlets.
11. If any of the 39 tie down spaces does not have an electric outlet please explain why the cost of electricity should be recoverable from a lessee of one of the 39 tie down space that doesn't have access to electricity at their tie down space.
12. In the above referenced document dated September 4, 2025, Million Air indicates its annual costs for lighting is \$20,000. Please explain how Million Air determined that the \$20,000 annual bill for lighting is attributable to the 39 tie down spaces.
13. Please indicate what lighting Million Air has paid for and installed, if any, that benefits the lessees of the 39 tie down spaces. While doing so, please indicate the extent to which such lighting is on or

within Million Air buildings at HPN and the extent to which such lighting is within the ramp area where the 39 tie down spaces are.

14. Evidence has been provided to the County indicating that a tie down tenant of Million Air had their monthly rent increase from \$280 to \$365 between 2019 and 2021. Based on this evidence please provide the County's assessment as to whether Million Air's statement in the September 4, 2025, document that "Million Air currently charges its LGA tie-down tenants between \$280 and \$365 per month. Those rates have not materially changed since 2015-2016" is accurate. If the County believes that the statement is accurate please explain all reasons why.

If you have any questions or concerns please feel free to contact me.

Sincerely,

David M. Cohen
 Compliance Program Manager
 Eastern Region Airports Division
 1 Aviation Plaza
 Jamaica NY 11434
 718-553-3347

From: Scott Dyer <scott.dyer@verizon.net>
Sent: Sunday, November 9, 2025 1:42 PM
To: Cohen, David M (FAA) <david.m.cohen@faa.gov>
Cc: April Gasparri <axgc@westchestercounty.gov>; Francisco Tejada <ftjc@westchestercounty.gov>; Sean Collins <sean.collins@aopa.org>; Nicholas T. Hartman <n.t.hartman@gmail.com>
Subject: HPN Section 13.2 Investigation

CAUTION: This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi David -- I attach a letter with additional comments and evidence on the HPN Section 13.2 Investigation, pertaining to the establishment of a market rate for an HPN light GA tiedown.

Best regards,

Scott

CAUTION: This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi David -- Further to our conversation this morning, one tenant of Atlantic West remembers paying approximately \$360 per month for many years preceding the increase to \$430 effective 1/1/24 (the 2024 increase being the subject of the Atlantic letter that I sent to you on November 9).

In addition, we will credit your May invoice for the increases that you were billed for March and April.

Please accept our sincerest apologies for this inconvenience.

We look forward to the opportunity to continue to serve you.

Kind regards,

Kerri Gianazza

Customer Service Manager

Ross Aviation White Plains

184 Airport Road Hangar D3

Ph: 914-761-3000





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Scott Dyer

scott.dyer@verizon.net

Lang may yer lum reek!

 FAA Letter November 9 2025 Supplemental Response.docx
20.6 kB

 Atlantic West Letter Re; Tiedown Increase as of Jan 1 2024.pdf
326.7 kB

 Untitled
43.1 kB

There was an attempt by Atlantic West's predecessor (Ross) in 2018 to increase the rent to approximately \$418 per month without County approval which was required by the lease with the County. After several months, that increase was rolled back and refunds were sent to tenants (an email about this is attached below). County approval for a rent increase was subsequently granted in 2023 and Atlantic West then increased the tiedown rate to \$430 for the start of 2024.

Another tenant had a slightly different experience with the tiedown rates, in part because he was an employee of Panorama (the original site lessor) as a CFI and thus was charged a lower tiedown rate. His experience starting in June 2010 was:

Panorama 6/2010 paid \$295 (note this was a discount from their regular rate because I was a CFI with them. I'm not sure what the regular rate was at that time).

Landmark 12/2013 - 1/2/2014 \$295 Again I don't know whether this reflects their regular rate or was based on our previous somewhat lower rate.

Landmark 2/2014 to 2/2015 \$313 - which I think may still have been below their regular rate since the increase may have been based on the earlier lower rate we were paying. A 6% increase

Landmark 3/2015 to 6/2016 \$322 A 2.8% increase.

Ross 7/2016 to 6/2022 \$322 Note: they tried to increase it to \$372 (15.5% increase) 3/2018 which they collected for two months which apparently the county had them undo, we got \$100 refunded for those two months.

Atlantic 7/2022 to 12/2023 \$322

Atlantic 1/2024 to current \$430 33% increase, again based on what may or may not have been a lower previous rate. Now I believe we're paying the same as everyone else, but I don't really know.

While anecdotal, this gives you some idea of the experience of tenants of Atlantic and its predecessors at this site.

The last Atlantic increase in rent, to the \$430 level, was generally \$100 per month or less, a much lower increase than Millionair's increase of \$255 per month for me effective October 1, 2025. (Note that Millionair had previously announced an increase to \$800 per month by the end of 2026 which would have been a \$455 per month increase in my tiedown rate.)

Best regards,

Scott

----- Forwarded message -----

From: **Kerri Gianazza** <kgianazza@rossaviation.com>

Date: Fri, Apr 13, 2018 at 12:33 PM

Subject: Ross Aviation West Rent Increases

To: Kerri Gianazza <kgianazza@rossaviation.com>

Cc: Eric Faulkner <efaulkner@rossaviation.com>, Frank Ciezadlo <fciezadlo@rossaviation.com>, Allan Faulkner <afaulkner@rossaviation.com>

Dear valued customer,

It has been brought to the attention of our Vice President and General Manager, Eric Faulkner that there was an oversight regarding the recent rate increases for light GA aircraft that are based at Ross Aviation West.

Our current lease requires us to notify the county and gain approval prior to implementing rental increases. Until we are granted approval for the increases we will be reverting back to your previous monthly rate.