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February 11, 2014

BY EMAIL

Alderman Marc C. Laredo, Chairman
Land Use Committee
Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, Massachusetts 02459-1449

Re: Petition #22-14/Newton Village Café, Inc./719 Washington Street

Dear Chairman Laredo,

I am writing to share some new information related to the above petition. There are two commercial condominium units at the site, one owned by the Kathy and Peter Mirogiannis Trust, which is occupied by the petitioner, and the other which is owned by Anna Organesov and occupied by the Midnite Laundromat. This past Friday I received a telephone call from Attorney Stephen E. Woods, who represents Ms. Organesov, advising that his client is considering opposing the petition as it relates to the freestanding sign at the front of the building.

Over two years ago, when Anthony Mirogiannis took over the operation of The Village Cafe, he approached Ms. Organesov about replacing the insert on the freestanding sign and placing both "Midnite Laundromat" and "Village Café" on the sign, which previously had advertised only the laundromat. He had such an insert designed and offered to pay the entire cost of the same. Ms. Organesov declined this offer. This past April, when the condominium association had its annual meeting, Mr. Mirogiannis again suggested replacing the insert, this time proposing that the two businesses share the cost. Ms. Organesov agreed to do so at that point. Mr. Mirogiannis waited several months, but Ms. Organesov failed to pay her one-half of the cost for the same.

Over the summer of 2013, Mr. Mirogiannis replaced the insert with signage for the restaurant only. My client advises me that Ms. Organesov has not spoken to him about the matter, and in fact the first such communication was the telephone call which I received from Attorney Woods last Friday. Mr. Mirogiannis' parents, Kathy and Peter, hold the majority interest in the condominium (72%), and as such exercise control over the freestanding sign as the condominium documents provide for action by a majority of 51%.

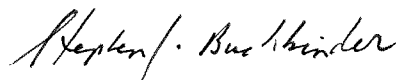
SCHLESINGER AND BUCHBINDER, LLP

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I wanted to advise you and the members of the Land Use Committee of this development and I will be prepared to address the same at the public hearing this evening if necessary.

Sincerely,



Stephen J. Buchbinder

SJB/mer

cc: Alderman Gregory R. Schwartz
Alderman Scott F. Lennon
Alderman Susan S. Albright
Alderman James R. Cote
Alderman John W. Harney
Alderman Deborah Crossley
Alderman Richard A. Lipof
Ms. Linda Finucane, Chief Committee Clerk
Ouida C. M. Young, Esquire, Associate City Solicitor
Mr. Stephen Pantalone, Senior Planner
Stephen E. Woods, Esquire
Mr. Anthony Mirogiannis