§ 680-b. Village of Patchogue community development agency. For the benefit of the village of Patchogue and the inhabitants thereof, a community development agency, to be known as the VILLAGE OF PATCHOGUE COMMUNITY DEVELOPMENT AGENCY, is hereby established for the accomplishment of any or all of the purposes specified in articles fifteen and fifteen-A of this chapter. It shall constitute a body corporate and politic, and be perpetual in duration. It shall have the powers and duties now or hereafter conferred by articles fifteen and fifteen-A of this chapter upon community development agencies and provided that the exercise of the powers by such agency with respect to the acquisition of real property whether by purchase, condemnation or otherwise, shall be limited to the corporate limits of the village of Patchogue, and such agency shall take into consideration the local zoning and planning regulations as well as the regional and local comprehensive land use plans. It shall be organized in a manner prescribed by and be subject to the provisions of articles fifteen and fifteen-A of this chapter. Its members shall be appointed by the governing body of the village of Patchogue. The agency, its members, officers and employees and its operations and activities shall in all respects be governed by the provisions of articles fifteen and fifteen-A of this chapter.