§ 692. Definitions. As used in this article the following terms shall mean:

1. "Governing body". The local legislative body.

2. "Municipality". A city having a population of one hundred thousand or more and the town of Huntington.

3. " Eligible area". Real property, title to which is held by a municipality. Provided, however, that in a city of one million or more, property that the city conveys by deed made pursuant to a judgment of foreclosure in an in rem tax lien foreclosure proceeding, or property whose conveyance is caused by, or the result of, the city's foreclosure of a tax lien thereon, including property to which title has not vested in the city, which is then acquired by a third party, shall also be deemed an eligible area under this article. Provided further, however, that in a city of one million or more, property that has been acquired by the federal government as the result of the foreclosure of a mortgage loan insured or held by the federal government shall also be deemed an eligible area under this article. Provided further, however, that real property consisting of two contiguous acres or more of wooded land which exists as substantially undeveloped at the time this article becomes effective shall not be included as an eligible area for purposes of this article.

4. "Agency". The officer, board, commission, department, or other agency of the municipality designated by the governing body, or as otherwise provided by law, to carry out the functions vested in the agency under this article or delegated to the agency by the governing body in order to carry out the purpose and provisions of this article, except that in a city having a population of one million or more, the term "agency" shall mean a department of housing preservation and development.

5. "Urban development action area". An area designated by the governing body, or by the commission where so authorized to act by the governing body, pursuant to section six hundred ninety-three of this

article as appropriate for urban development, at least sixty percent of which constitutes an eligible area.

6. "Urban development action area project". A project which shall be consistent with the policy and purposes stated in section six hundred ninety-one of this article, and located in an urban development action area, unless the area designation requirement is waived pursuant to section six hundred ninety-three of this article. The project summary for an urban development action area project shall include but shall not be limited to: a statement of proposed land uses; proposed public, semi-public, private or community facilities or utilities; a statement as to proposed new codes and ordinances and amendments to existing codes and ordinances as are required or necessary to effectuate the project; a proposed time schedule for the effectuation of such project, and such additional statements or documentation as the agency may deem appropriate.

7. "Commission". The local commission or board charged with the planning of land use within the municipality or other analogous body or, if there be none, the board of estimate or other governing body of the municipality.