§ 970-c. Definitions. (a) "Blighted area" means an area within a municipality in which one or more of the following conditions exist: (i) a predominance of buildings and structures which are deteriorated or unfit or unsafe for use or occupancy; or (ii) a predominance of economically unproductive lands, buildings or structures, the redevelopment of which is needed to prevent further deterioration which would jeopardize the economic well being of the people.

(b) "Legislative body" means the governing body of a municipality empowered to adopt and amend local laws and ordinances.

(c) "Low and moderate income families and persons" means those persons who would qualify as low and moderate income persons and families under Sections 1715z and 1715z-1 of Title 12 of the United States Code as those definitions in those sections now exist or may be amended, replaced, or superseded.

(d) "Master plan" means the plan for development of a municipality adopted by the planning agency of the municipality.

(e) "Municipality" means a city, village, town or a county other than a county located wholly within a city.

(f) "Planning agency" means the planning board or commission of a municipality or the planning board or committee of a school district if one exists.

(g) "Project area" means an area of a community which is a blighted area, the redevelopment of which is necessary to effectuate the purposes of this article. A project area need not be restricted to buildings, improvements or lands which are detrimental or inimical to the public health, safety or welfare, but may consist of an area in which such conditions predominate and adversely affect the entire area. A project area may include lands, buildings or improvements which are not detrimental or inimical to the public health, safety or welfare, but whose inclusion is found necessary by the municipality for the effective redevelopment of the area of which they are a part. All lands, buildings or improvements included in a project area shall be necessary for effective redevelopment and shall not be included for the purposes of obtaining the allocation of tax increment revenue without clear justification for their inclusion. A project area shall not include land utilized for agricultural production.

(h) "Real property" means: (i) land, including land under water and

waterfront property; (ii) buildings, structures, fixtures, and improvements on the land; (iii) any property appurtenant to or used in connection with the land; and (iv) every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage, or otherwise and the indebtedness secured by such liens.

(i) "School district" means any school district, a city school district or a school district in a city, as those terms are defined in section 2.00 of the local finance law.