§ 970-e. Project area. Based on the results of a survey area study or studies a legislative body may by resolution select one or more project areas for redevelopment pursuant to this article and provide for the preparation of preliminary plans for such redevelopment projects. Such preliminary plans shall include:

(a) A description of the boundaries of the project area.

(b) A general statement of the land uses, layout of principal streets and population densities and standards proposed as the basis for the redevelopment of the project area.

(c) A statement of how the purposes of this article would be achieved by such redevelopment.

(d) A description of how the preliminary plan for redevelopment conforms to the master plan of the municipality should such a plan exist.

(e) A general statement of the impact of the project upon residents thereof and upon the surrounding neighborhood.

(f) A statement of why redevelopment of the project area would not be undertaken were it not for the purposes and provisions of this article.

(g) To the extent required by article eight of the environmental conservation law, an environmental impact statement prepared in accordance with section 8-0109 of such article.

The legislative body shall also provide for the review of such preliminary plans by the planning agency and any other agency or department of the municipality with responsibility for zoning or land use planning. Nothing in this article shall be construed to supersede the requirements and procedures for the zoning and use of land as may otherwise be prescribed by law.