§ 980-f. Establishment or extension of the district. (a) Not earlier than thirty days after the conclusion of the last day of the public hearing held pursuant to section nine hundred eighty-e of this article, the legislative body shall determine:

(1) whether the notice of hearing for all hearings required to be held was published and mailed as required by law and is otherwise sufficient;

(2) except as otherwise provided in section nine hundred eighty-a of this article whether all the real property within the boundaries of the proposed district or extension will benefit from the establishment or extension of the district;

(3) whether all the real property benefited is included within the limits of the proposed district or extension; and

(4) whether the establishment or extension of the district is in the public interest.

(b) (1) If the legislative body shall determine the question of paragraph four of subdivision (a) of this section in the negative, or if the requisite number of owners shall have filed their objections as provided in section nine hundred eighty-e of this article, the legislative body shall adopt a resolution disapproving the establishment or extension of the district, stating the reasons for its determination and enter the same in the minutes of its proceedings. Thereafter no plan for the establishment or extension of a district to include any part of the property proposed to be included in the disapproved district may be prepared as provided in section nine hundred eighty-d of this article until the expiration of at least one year from the date of disapproval.

(2) If the legislative body shall find that notice was incorrectly or insufficiently given or that, except as otherwise provided in section nine hundred eighty-a of this article, any part or portion of the real property within the boundaries of the proposed district or extension is not benefited thereby or that certain property benefited thereby has not been included therein, it shall call a further hearing at a definite place and time not less than ten nor more than thirty days after this determination. In the resolution calling such hearing, it shall specify the necessary changes, if any, to the boundaries of the proposed district or extension to be made in order that, except as otherwise provided in section nine hundred eighty-a of this article, all of the real property and only that real property as is deemed benefited shall

be included within the the boundaries of the proposed district or extension. Such a further hearing shall also be required in the event that the legislative body proposes to amend the district plan to reduce or provide additional improvements or services not included in the original plan prior to the establishment of the district. Notice of the further hearing shall be published and mailed in the manner provided in section nine hundred eighty-e of this article, except that, where boundaries are to be altered, this notice shall also specify the manner in which it is proposed to alter the boundaries of the proposed district or extension. The further hearing shall be conducted in the same manner as the original hearing.

(c) If and when the legislative body shall determine in the affirmative all of the questions set forth in subdivision (a) of this section, and provided that the requisite number of owners shall not have objected as provided in section nine hundred eighty-e of this article, it may adopt a local law approving the establishment or extension of the district as the boundaries shall be finally determined and the construction of the improvement or providing of the service in the district. Such local law shall become effective only upon compliance with section nine hundred eighty-g of this article.

(d) Upon the recommendation of the district management association and after a public hearing, the legislative body may adopt a local law at any time prior to or after the establishment of a district to change the method of assessment as set forth in the plan. Notice of such public hearing and a description of the proposed change shall be given in the manner set forth in section nine hundred eighty-e of this article.

(e) Notwithstanding the provisions of this article, the Town of Woodbury in the county of Orange is hereby authorized to establish a business improvement district solely for the purpose of providing additional security services for the property encompassed by and commonly known as Woodbury Commons.