§ 405. Conveyance of property to public corporations. In addition to any other power conferred or possessed by virtue of any provisions of this chapter, the board of education, trustee or trustees of any school district may convey any school site or lot and the buildings thereon and appurtenances or any part thereof, provided that title to any such school property is in such board, trustee or trustees, and when no longer needed, either without consideration or for such consideration and upon terms and conditions as such board, trustee or trustees may determine to a public corporation, as defined in the general construction law, provided that such real property is to be used by such corporation for the purposes of the corporation or for a public use. In any school district, except a city school district in a city having a population of one hundred twenty-five thousand inhabitants or more, such sale and conveyance shall be submitted to the voters of the district for approval at an annual or special district meeting in the same manner as is now provided by law for the submission of propositions. A board of cooperative educational services or a board of education, without approval of the voters of the school district and upon such consideration as the board may determine, may convey an easement or right of way over school property for public utility services to any municipality, municipal district, authority or public utility. In any city of over one hundred twenty-five thousand population any sale or conveyance shall be subject to approval by the local governing body of such city.